



AGENDA
VILLAGE OF LINDEN
Regular Council Meeting
Monday, June 8, 2026
Time: 7:00 PM
Location: Linden Village Office

CALL TO ORDER

Page

1. **CALL TO ORDER**
 - 1.1 Mayor Kelly Klassen to call the meeting to order.

2. **AGENDA**
 - 2.1 Additions to the Agenda
 - 2.2 Adoption of the Agenda

Recommendation: That the Agenda for the Regular Council Meeting held on Monday, June 8th, 2026 be adopted as presented.

3. **ADOPTION OF MINUTES**
 - 3.1 Adoption of Minutes

Recommendation: That the Minutes for the Special and Regular Council Meetings held on Monday, May 25th be adopted as presented.
[Special - 25 May 2026 - Minutes - Pdf](#)
[Special - 25 May 2026 - Minutes - Html](#)
[Regular Council - 25 May 2026 - Minutes - Pdf](#)
[Regular Council - 25 May 2026 - Minutes - Html](#)

4. **PUBLIC HEARING**

5. **DELEGATIONS**
 - 5.1 Sgt. Ian Patey
Integrated Rural commander
Airdrie RCMP Detachment

6. **BYLAWS**

7. **POLICIES**

8. **BUSINESS**
 - 8.1 RFD Land Use Bylaw Amendment
[RFD LAND USE BYLAW AMENDMENT](#)
 - 8.2 RFD Xplore Site, Access and Utility R/W
[RFD Xplore Inc. Third Party Request](#)
[Scott Telecom request](#)
[proposed Xplore Telecommunications Installation](#)
[2023-05P Telecommunications Structure Policy - Siting and Design Development](#)
[Xplore Inc Site Sketch](#)
 - 8.3 RFD Dog Park Survey Results
[RFD Dog Park Survey Results](#)
 - 8.4 RFD Administrative Signing Officer
[RFD Administrative Signing Officer](#)
[2025-08P Signing Authorities](#)

9. **REPORTS**
 - 9.1. **FINANCIAL REPORTS**
 - 9.1.1. Accounts Payable \$104,945.64
[Accounts Payable May 22 - June 4, 2026](#)
 - 9.1.2. Bank Reconciliation (1st of month)
[May Bank Reconciliation](#)
 - 9.2. **ADMINISTRATIVE REPORTS (1ST OF MONTH)**
 - 9.2.1. Action List
[Action List](#)
 - 9.2.2. CAO Report

- 121 9.2.3. [CAO Report May](#)
Public Works Report
[PW Report](#)
- 123 9.2.4. Grant Writer Report
[Grant Writer Report](#)
- 125 9.2.5. Fire Department Report
[LFD May 2026 council report](#)
- 127 - 135 9.2.6. RCMP Report
[2025-26 Q4 Community Letter LINDEN](#)
[BE - Village of Linden Crime Statistics Q4](#)
[LINDEN Q4 2025-26 Airdrie Provincial Community Report](#)

9.3. LEGISLATIVE REPORTS (1ST OF MONTH)

- 137 - 141 9.3.1. Mayor Kelly Klassen
Deputy Mayor Sonia Ens
Councillor Patricia McConnell
Councillor John Hillis
Councillor Heather Sweetman
[John Hillis April](#)
[Sonia Ens](#)
[Trish McConnell](#)

10. OTHER ITEMS

10.1. MEETINGS OF COUNCIL

- 10.1.1. Regular Meeting of Council, Monday, June 22, 2026 held at the Village Office at 7:00 p.m., visit www.linden.ca to listen.
- 10.1.2. Regular Meeting of Council, Monday, July 13, 2026 held at the Village of Linden Office at 7:00 p.m., visit www.linden.ca to listen.

10.2. CONFERENCES

11. CORRESPONDENCE

- 143 - 149 11.1 Linden & District Agricultural Society
[May 28 2026 Country Fair Meeting](#)
[May 28th 2026](#)
- 151 11.2 Central Alberta First
[Central Alberta Industry Connector Forum](#)
- 153 - 156 11.3 Community Futures Wild Rose
[Annual General Meeting Invite \(3\)](#)
[CFWR 2026 AGM Shareholders Invitation](#)
- 157 - 189 11.4 2025 Alberta Provincial Housing and Service Needs Estimation
[2025 Alberta Provincial Estimation Final Event Presentation](#)
[Linden \(Region #5\) Estimations Data Report 2025](#)

12. CLOSED SESSION (CONFIDENTIAL)

In Alberta, when municipalities or public bodies transition into "closed sessions", they must formally state their authority to do so under the *Municipal Government Act (MGA) RVA 2000 Chapter M-26, Section 197* and the *Access to Information Act (ATIA)/Protection of Privacy Act (POPA)*.

If Council or a Council Committee allow one or more other persons to attend a closed meeting, the names of those persons and the reason for their attendance must be recorded in the minutes of the Council meeting.

A strict reminder that all discussions, documents, and recordings are confidential and cannot be disclosed to the public.

Once Council returns from Closed Session, 5 minutes will be required to allow the public time to return to the scheduled Council Meeting.

Please note that no back up material or information will be sent with the Agenda for the Closed Sessions and material circulated the meeting will be returned to the CAO and destroyed unless otherwise noted.

13. ADJOURNMENT

- 13.1 Mayor Kelly Klassen to adjourn the meeting.



MINUTES
VILLAGE OF LINDEN
Special Meeting
Monday, May 25, 2026
Time: 5:30 PM
Location: Linden Village Office

Present: Kelly Klassen, Mayor
Sonia Ens, Deputy Mayor
Patricia McConnell, Councillor
John Hillis, Councillor
Heather Sweetman, Councillor

Council Absent:

Staff Present: Lynda vanderWoerd, CAO

1. CALL TO ORDER

1.1 Mayor Kelly Klassen to call the meeting to order at 5:30 p.m.

2. AGENDA

RES-1-2026

Moved by Patricia McConnell

That the Agenda for the Special Council Meeting held on Monday, May 25th, 2026 be adopted as presented.

CARRIED.

3. BYLAWS

3.1 Draft 2026-06 Property Tax Bylaw

RES-2-2026

Moved by Heather Sweetman

That Council accept for information and continue the discussion at the regular council meeting following this meeting.

CARRIED.

4. BUSINESS

4.1 RFD 2026 Draft Budget Discussion & Review

RES-3-2026

Moved by Heather Sweetman

That Council accept for information and continue the discussion at the Regular Council meeting following this meeting.

CARRIED.

5. OTHER ITEMS

6. ADJOURNMENT

6.1 Mayor Kelly Klassen adjourned the meeting at 6:55 p.m..

Kelly Klassen - Mayor

Lynda L. vanderWoerd - Chief
Administrative Officer

UNAPPROVED



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John Hillis, Councillor

Council Absent:

Staff Present: Lynda vanderWoerd, CAO

Page

1. CALL TO ORDER

1.1 Mayor Kelly Klassen to call the meeting to order at 7:01 p.m.

2. AGENDA

RES-131-2026

Moved by Heather Sweetman

That the Agenda for the Regular Council Meeting held on Monday, May 25, 2026 be adopted with the following additions:

8. Business 8.1 Continuation of Budget Discussion and 2026 Property Tax Bylaw.

CARRIED.

3. ADOPTION OF MINUTES

3.1 Adoption of Minutes

RES-132-2026

Moved by Sonia Ens

That the Minutes for the Committee of the Whole and Regular Council Meeting held on May 11, 2026 be adopted as presented.

CARRIED.

4. PUBLIC HEARING

5. DELEGATIONS

5.1 Christopher John Socholotuk, ACP
Interim Director, Central Zone
Emergency Health Services - Alberta

Aaron Thordarson

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Division Chief
Emergency Health Services - Alberta

RES-133-2026

Moved by Heather Sweetman

That Council accept the presentation for information.

CARRIED. The parties left at 8:33 p.m. A recess was called at 8:33 p.m.
Council returned from recess at 8:42 p.m.

6. BYLAWS

6.1 2026 Property Tax Bylaw

RES-134-2026

Moved by Heather Sweetman

That Council postpone the motion until after the finalization of the budget discussion Under 8 Business, 8.2. Continuation of Budget Discussion and 2026 Property Bylaw.

CARRIED.

7. POLICIES

8. BUSINESS

8.1 STARS Funding Request

RES-135-2026

Moved by Sonia Ens

That Council approve a donation of \$1,000 to STARS for 2026.

CARRIED.

8.2 Continuation of Budget Discussion and 2026 Property Tax Bylaw

RES-136-2026

Moved by Heather Sweetman

That the Village of Linden Council approve the 2026 Budget with expenses of \$3,198,878 and revenues of \$3,198,878.

CARRIED.

RES-137-2026

Moved by Patricia McConnell

That the Village of Linden Council give first reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED.

RES-138-2026

Moved by John Hillis

That the Village of Linden Council give second reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED.

RES-139-2026

Moved by Sonia Ens

That the Village of Linden Council consider third reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED UNANIMOUSLY.

RES-140-2026

That the Village of Linden Council give third reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED.

9. REPORTS

- 9.1. Financial Reports
 - 9.1.1. Accounts Payable May 8 - 21, 2026 \$24,143.26
 - 9.1.2. Bank Reconciliation (1st of month)

RES-141-2026

Moved by Sonia Ens

That the Financial Reports be accepted for information.

CARRIED.

- 9.2. ADMINISTRATIVE REPORTS (1st of Month)
 - 9.2.1. Action List
 - 9.2.2. CAO Report
 - 9.2.3. Public Works Report
 - 9.2.4. Grant Writer Report
 - 9.2.5. Fire Department Report
 - 9.2.6. RCMP Report

9.3. LEGISLATIVE REPORTS (1st of Month)

- 9.3.1. Mayor Kelly Klassen
Deputy Mayor Sonia Ens
Councillor Patricia McConnell
Councillor John Hillis
Councillor Heather Sweetman

10. OTHER ITEMS

10.1. MEETINGS OF COUNCIL

- 10.1.1. Regular Meeting of Council, Monday, June 8, 2026 held at the Village Office at 7:00 pm, visit www.linden.ca to listen.
10.1.2. Regular Meeting of Council, Monday, June 22, 2026 held at the Village Office at 7:00 pm, visit www.linden.ca to listen.

10.2. CONFERENCES

- 10.2.1. CFWR AGM, June 18, 2026 5:00 p.m. walking tour, 6:00 p.m. dinner, 7:00 p.m. AGM
Acme Community Centre, 139 Allison St., Acme AB.

11. CORRESPONDENCE

- 11.1 Bill 28 7 - 51
[04-17-26-Bill-28-RMA-Analysis](#)
11.2 Kneehill Regional Emergency Management Agency (KREMA) 53 - 54
[2026 May 7 KREMA Minutes](#)
11.3 Coalition of Alberta Public Libraries (CAPL) Update 55 - 59
[May11_CAPLibraries_StatusUpdate](#)
11.4 FCSS 61 - 62
[regfcssMinutes 20260310 Approved and Signed](#)
11.5 Rural & Remote Alberta - 2025 Alberta Provincial Estimations and Service Needs

RES-142-2026

Moved by Heather Sweetman

That the Correspondence be accepted for information.

CARRIED.

12. CLOSED SESSION (CONFIDENTIAL)

Confidential matters to be held in a closed session in accordance with MGA RVA 2000 Chapter M-26, Section 197 and of ATIA & POPA.

PRIOR TO HOLDING PART OF A MEETING TO BE CLOSED TO THE PUBLIC, Council must:

- approve by resolution the part of the meeting that is to be closed; and
- identify the basis for which the part of the meeting is to be closed (i.e. identifying the related section of ATIA & POPA).

13. ADJOURNMENT

- 13.1 Mayor Kelly Klassen adjourned the meeting at 9:29 p.m.

Kelly Klassen - Mayor

Lynda L. vanderWoerd - Chief
Administrative Officer

UNAPPROVED



Bill 28:
***Municipal Affairs and
Housing Statutes
Amendment Act, 2026***
- RMA Analysis

April 2026

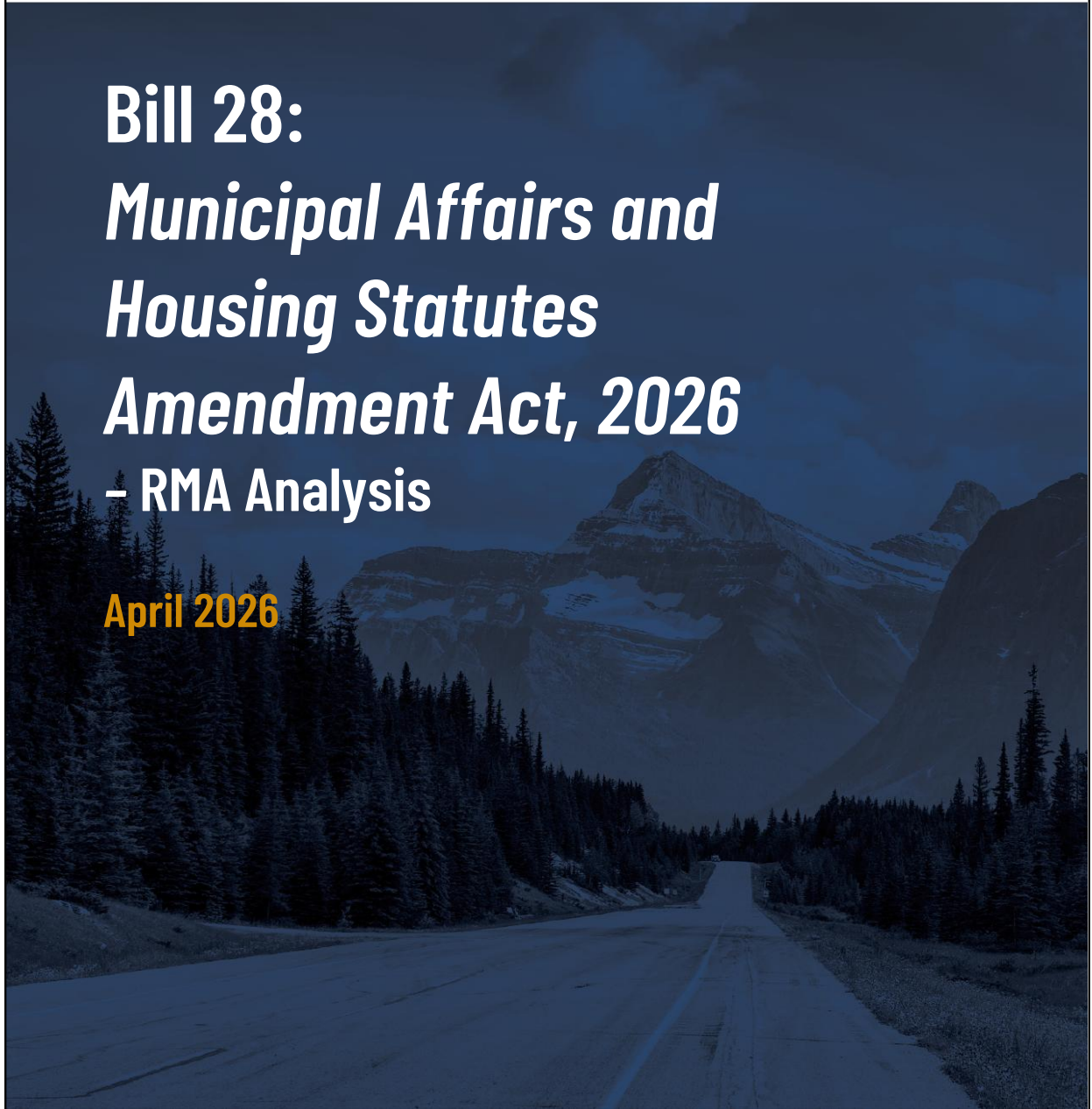


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Bill 28 – Overview

Bill 28: Municipal Affairs and Housing Statutes Amendment Act, 2026 was introduced to the Legislative Assembly on April 2, 2026. The Bill proposes amendments to the *Municipal Government Act (MGA)*, the *Alberta Housing Act*, the *Libraries Act*, and the *Municipal Affairs Statutes Amendment Act, 2025*.

Bill 28 introduces a wide range of amendments across five major areas of municipal responsibility:

- ◆ **Enabling Growth and Housing:** New provincial requirements intended to support housing development and streamline planning processes
- ◆ **Aggregate Pits:** Limits municipal ability to regulate development of aggregate pits
- ◆ **Seniors Housing:** Broadens reserve requirements and requisitioning scope related to seniors and social housing, and increases power of Minister to determine reserve levels and requisition responsibilities.
- ◆ **Assessment and Property Tax:** Adjustments to regulated assessment, taxation authority, and growth-related cost recovery
- ◆ **Governance and Accountability:** Creation of a new provincial councillor accountability framework and updates to municipal governance processes
- ◆ **Municipal Transparency:** Expanded reporting, disclosure, and information-sharing requirements
- ◆ **Public Institutions:** New provincial oversight mechanisms for public libraries and authority to direct the governance of municipal utilities

Overall, the Bill reflects a shift toward greater provincial involvement in several areas traditionally managed at the local level. While some amendments introduce tools or clarify existing processes, others establish new provincial authorities or standardize municipal practices in ways that may influence how municipalities plan, govern, and deliver services. Some of the changes may be intended, or at least appear positioned, to increase consistency across municipalities, though they may also affect the flexibility municipalities have to set local priorities, make community-specific decisions, and oversee development in a manner that reflects local goals and circumstances – which can differ significantly from community to community.

Several elements of Bill 28 introduce new governance provisions and administrative or requirements, and in many cases the full impact will depend on future regulations. As these regulations are developed, it will be important that the intent behind the changes is clearly defined, that municipalities have the capacity and tools needed to implement them effectively, and that local decision-making remains appropriately supported. Rural municipalities play a critical role in delivering services and maintaining infrastructure, and ensuring that provincial and local approaches remain aligned will be essential to achieving the outcomes envisioned in the legislation.

It is also important to note that many of the changes related to planning and development were the subject of provincial engagements with industry and municipalities in recent years. Many of the engagements, and the specific municipal powers that have since been modified in Bill 28, were discussed through a lens of “red tape reduction” for industry. Despite a lack of data or evidence as to why municipal planning powers posed unreasonable financial or time impacts on industry, and a lack of discussion as to why such powers were required to support proper local planning and development, many of the changes appear to be moving forward. RMA is concerned that many of the changes will have the effect of reducing municipal influence into local planning and development without transferring accountability for such decisions to the provincial level.

How to Use this Document

This document provides RMA members with a focused overview and analysis of the most significant amendments introduced through Bill 28. It does not include every legislative change. Members seeking clarification or analysis of amendments not covered here are encouraged to contact RMA's Policy and Advocacy Department.

Each amendment summarized in this document includes:

- ◆ **Summary:** A concise explanation of the change and its understood or apparent purpose based on the legislative language.
- ◆ **Previous Status:** The relevant provision as it existed prior to Bill 28, using legislative wording where appropriate or a concise summary.
- ◆ **Amended Status:** The change introduced by Bill 28, presented using the Bill's wording or a concise summary.
- ◆ **Analysis:** RMA's interpretation of how the change may be implemented, including potential considerations, risks, implications, and potential impacts on members.

As noted, in some cases, the "previous" and "amended" descriptions use the exact wording from the relevant Act or from Bill 28. Where the legislative language is lengthy or requires cross-referencing other sections, a clear summary is provided instead.

The analysis reflects RMA's understanding of how each amendment may affect municipal operations, governance, or finances. Where impacts are uncertain or expected to be minimal, the section serves primarily as a descriptive explanation. Where changes are likely to have meaningful implications – or relate to existing RMA positions – the analysis highlights potential risks, opportunities, and considerations for members.

Overview of Key Legislative Changes

Enabling Growth and Housing

“Automatic Yes” and Automated Systems, S. 640(2)

Summary	Previous Status	Amended Status	Analysis
<p>These amendments introduce new provisions allowing municipalities to use automated systems for processing and issuing development permits, while also granting the Minister authority to require municipalities to adopt such systems. This establishes a legislative basis for an “automatic yes” framework in which applications meeting predetermined criteria must be approved without discretionary review.</p>	<p>No previous provision.</p>	<p>s. 640(2) A land use bylaw (c.1) may authorize the use of an automated system for making decisions on applications for development permits and issuing development permits, if applicable;</p> <p>(2.1) Notwithstanding subsection (2)(c.1), the Minister may, by regulation, require a municipality to use an automated system referred to in clause (c.1).</p> <p>(2.2) A regulation under subsection (2.1) may apply either generally or specifically.</p>	<p>Section 640(2) establishes the rules municipalities must follow when creating land use bylaws, including the processes used to review and decide development permit applications. Prior to Bill 28, permit decisions were made by municipal development authorities, and the MGA did not contemplate automated approvals. The addition of s. 640(2)(c.1) allows municipalities to adopt automated systems capable of issuing development permits, but the more consequential change is the Minister’s new regulation-making authority under s. 640(2.1) and (2.2) to require individual, several or all municipalities to use such systems.</p> <p>These amendments represent a significant shift in decision-making authority, enabling the province to mandate automated approvals and reduce municipal discretion. While automation may streamline processes, it may also limit municipalities’ ability to consider local context, cumulative impacts, or site-specific issues, and may create operational challenges for rural municipalities with limited technological capacity. It is crucial that this remain an enabling provision for municipalities and not be mandated through a regulation.</p>

Regulation-Making Authority Pertaining to Automated Systems, S. 694

Summary	Previous Status	Amended Status	Analysis
<p>These amendments expand the Minister’s regulation-making authority under s. 694 to include the ability to prescribe processes, timelines, information requirements, and rules governing automated development permit systems.</p> <p>The amendments also allow the Minister to modify statutory requirements in Part 17 through regulation.</p>	<p>No previous provision.</p>	<p>s. 694(1) The Minister may make regulations</p> <p>(a) respecting the use of an automated system for the purposes of section 640, including</p> <p>(i) making decisions on applications for development permits, and</p> <p>(ii) issuing development permits;</p> <p>(a.01) prescribing processes, timelines or other requirements for the purposes of issuing a development permit under section 642(1) or a notice under section 642(4);</p> <p>(a.02) respecting applications for the subdivision and development of land;</p> <p>(h.3) respecting the documents and information that a development authority may require as part of an application under section 683.1;</p> <p>(2.1) Regulations under subsection (1)(a.01) may modify the requirements in this Part to any extent the Minister considers necessary or appropriate to give effect to the regulations.</p>	<p>Section 694 establishes the Minister’s regulation-making authority under the MGA. The amendments to this section significantly expand this authority by enabling the Minister to regulate several core components of municipal planning and development processes. New powers include the ability to establish rules for the use of automated systems in development-permit decision-making under s. 640, prescribe processes and timelines for issuing development permits and notices under s. 642, and create requirements related to subdivision and development applications more broadly.</p> <p>The amendments also authorize the Minister to determine what information a development authority may require when assessing application completeness under s. 683.1. In addition, s. 694(2.1) allows regulations made under s. 694(1)(a.01) to modify statutory requirements in Part 17 (Planning and Development) to any extent the Minister considers necessary.</p> <p>Collectively, these changes provide the Minister with broad discretion to reshape municipal development-approval processes, override existing legislative requirements, and impose province-wide or targeted procedural standards on municipalities. While these tools may be used to streamline approvals and increase consistency, they also reduce flexibility and may limit the ability of rural municipalities to tailor planning and development processes to local capacity and context, and to seek information from applicants necessary to make a proper decision on a development application.</p>

Community Design Codes, S. 640.3

Summary	Previous Status	Amended Status	Analysis
<p>These amendments establish Ministerial authority to create “community design codes” by regulation. These codes may set detailed design and development standards for residential and commercial subdivision, development, and redevelopment.</p>	<p>No previous provision. The MGA did not authorize provincial design codes or provide a mechanism for the Minister to impose detailed design standards on municipalities.</p>	<p>s 640.3(1) Defines a community design code</p> <p>s 640.3(2) Authorizes the Minister to establish one or more community design codes by regulation for residential and commercial subdivision, development, and redevelopment.</p> <p>s. 640.3(3) A design code may:</p> <ul style="list-style-type: none"> • set rules for architectural styles, districting, frontage standards and heights, historical architectural styles, landscaping, parks and open spaces, and parking and street design; • establish adoption procedures; • set alternative approval criteria or timelines. <p>s. 640.3(4) Unless otherwise stated, a design code:</p> <ul style="list-style-type: none"> • prevails over statutory plans, land-use bylaws, and other Part 17 regulations; • is binding on subdivision and development authorities, appeal boards, and the LPRT. <p>s.640.3(5) A municipality may adopt a design code by bylaw.</p> <p>s. 640.3(6) The Minister may require a municipality to adopt a design code for all or part of the municipality.</p>	<p>This section introduces a new provincial mechanism that could alter how municipalities regulate subdivision and development, how municipalities and developers collaborate to design new development, and how redevelopment occurs in mature neighbourhoods. By enabling the Minister to establish design codes that supersede municipal plans and bylaws, the amendment shifts authority over planning and design decisions to the province if the Minister enacts a design code regulation.</p> <p>Design codes create the potential for provincially prescribed standards that may not reflect local context, servicing realities, or community priorities. This raises practical concerns about how municipalities will reconcile provincially imposed design requirements with existing land-use plans, redevelopment strategies, or infrastructure constraints.</p> <p>Design codes also add a new regulatory requirement that could affect development feasibility, particularly in capacity-constrained municipalities that may struggle to implement or administer design standards. Without clarity on how codes will be tailored to diverse municipal conditions, the amendment creates uncertainty around future planning autonomy and the degree to which local decision-making will remain respected.</p> <p>It is also important to note that codes may apply to both development of private property (frontage standards, architectural styles, etc.) and public infrastructure (street design, parks, etc.). This further complicates the roles of the province, municipalities, and private developers.</p>

Expansion of Off-Site Levy Exemptions to Charter and Independent Schools, S. 648(1.2)

Summary	Previous Status	Amended Status	Analysis
<p>This amendment broadens the existing exemption from off-site levies for school-related development. The exemption, previously limited to school boards, now applies to charter schools and accredited independent schools, whether they own or lease the land. This standardizes levy treatment across school-authority types and removes municipal authority to recover off-site infrastructure costs for new school sites.</p>	<p>s. 648(1.2) A bylaw may not impose an off-site levy on land required for a school building project that is</p> <p>(a) owned by a school board, or</p> <p>(b) leased to a school board in accordance with section 187.1(4)(b) of the Education Act.</p>	<p>s. 648(1.2) A bylaw may not impose an off-site levy on land required for a</p> <p>(a) school building project that is owned by a school board or charter school,</p> <p>(b) school building project that is leased to</p> <p>(i) a school board in accordance with section 187.1(4)(b) of the Education Act, or</p> <p>(ii) a charter school,</p> <p>(c) development for a school building on land that is owned by an accredited independent school, or</p> <p>(d) development for a school building on land that is leased by an accredited independent school.</p>	<p>Section 648(1.2) restricts the ability of municipalities to impose off-site levies on lands used for school building projects. Prior to this amendment, the exemption applied only to land owned by a school board or leased to a school board under the Crown-ownership and leaseback model established in s. 187.1(4)(b) of the <i>Education Act</i>, which ensures school authorities retain a defined legal interest in new school sites even when title is held by the Crown.</p> <p>The amendment broadens the exemption to include charter schools and accredited independent schools, whether they own or lease the land. As a result, municipalities are prohibited from imposing off-site levies on any land used for constructing a school building across all major school-authority types.</p> <p>The expanded exemption means municipalities cannot apply off-site levies to any school-related development, regardless of ownership or lease structure, limiting the tools available to fund infrastructure required to accommodate new school sites.</p>

Off-Site Levy Restrictions, S. 648(2.11)

Summary	Previous Status	Amended Status	Analysis
<p>These amendments clarify which costs off-site levies cannot fund. While the MGA previously identified eligible levy uses, it did not specify excluded categories. The new provisions explicitly prohibit using levy revenues for operational expenses, non-essential commercial components, movable items, and capital upgrades that exceed required building-code standards.</p>	<p>No previous provision. The MGA listed eligible off-site levy categories but did not identify specific costs that were excluded off-site levies.</p>	<p>s. 648(2.11) An off-site levy may not be used to pay for the following:</p> <ul style="list-style-type: none"> (a) operational costs; (b) capital costs relating to commercial retail facilities included in the design of a facility referred to in subsection (2) or (2.1) that are not required to deliver the facility's core services; (c) anything not permanently affixed to a facility referred to in subsection (2) or (2.1); (d) capital costs referred to in subsection (2) or (2.1) incurred to build to a standard higher than the standard required under any applicable building codes. 	<p>Section 648(2.11) restricts the types of costs that can be funded through off-site levies, excluding operational expenses, non-essential commercial elements within public facilities, movable items, and infrastructure built to a higher standard than required by code. While intended to tighten levy eligibility, these restrictions may limit municipal discretion in project design, reduce the ability to incorporate community-desired features, and create challenges for municipalities seeking to deliver infrastructure that reflects local needs or long-term planning objectives.</p>

Charter School Access to Reserve Land, S. 671

Summary	Previous Status	Amended Status	Analysis
<p>Charter schools are tuition-free, autonomous public schools operated by a non-profit society rather than an elected school board, usually offering specialized or enhanced programming.</p> <p>This amendment will allow charter schools to have access to reserve and municipal land in developing communities in the same way that public, separate (Catholic), and Francophone school boards do.</p>	<p>s. 671(2) Municipal reserve, school reserve or municipal and school reserve may be used by a municipality or school board or by them jointly only for any or all of the following purposes:</p> <p>(a) a public park;</p> <p>(b) a public recreation area;</p> <p>(c) school board purposes;</p> <p>(d) to separate areas of land that are used for different purposes.</p>	<p>Section 671 is amended by adding the following after subsection (2):</p> <p>s. 671(2.01) A charter school may use municipal reserve, school reserve or municipal and school reserve for the operation of the charter school.</p>	<p>This amendment, which allows charter schools to use municipal, school, and municipal/school reserve land introduces opportunities and challenges. Rural municipalities often have limited reserve parcels, many of which are already planned to be used for parks, community facilities, or future school sites for other school boards. Adding charter schools as eligible users increases competition for this land and may complicate long-term planning, especially since charter schools operate outside of the traditional communication and planning channels that exist between the Government of Alberta, municipalities and local school boards.</p> <p>Charter schools bring diverse educational opportunities to rural families and the benefits of this should not be ignored. However, this change will require rural municipalities to think carefully about how they allocate reserve land, how they manage infrastructure obligations, and how they balance community needs with the interests of charter school providers.</p>

Development Permit Statistics, S. 683.2

Summary	Previous Status	Amended Status	Analysis
<p>Beginning in 2027, municipalities with populations over 15,000 must annually publish detailed development permit statistics, including application volumes, processing timelines, and comparisons to statutory requirements.</p>	<p>No previous provision.</p>	<p>s. 683.2 Commencing in 2027, on or before March 31 of each year, each municipality with a population of more than 15 000 people must publish the following on the municipality’s website in respect of the previous calendar year:</p> <p>(a) the total number of applications for development permits that were received;</p> <p>(b) the total number of development permits issued;</p> <p>(c) the average and median number of days from when an application for a development permit was received to when the application is determined, deemed or acknowledged to be complete under section 683.1(1), (4) or (7), as the case may be, or deemed to be refused under section 683.1(8);</p> <p>(d) the average and median number of days from when an application was determined, deemed or acknowledged to be complete under section 683.1(1), (4) or (7), as the case may be, to when a development permit is issued under section 642(1) or (2) or refused under section 642(2) or 684(3), as the case may be;</p> <p>(e) a comparison between the averages in clauses (c) and (d) to required timelines in sections 683.1(1) and 684(1).</p>	<p>This amendment introduces a new annual reporting requirement for municipalities with a population over 15,000, mandating the publication of detailed development permit statistics and processing timelines. While the information may support transparency and provide the public with clearer insight into how municipal performance aligns with statutory timelines, it also represents an additional administrative obligation.</p> <p>Producing and publishing the mandated statistics may require new tracking systems, staff time, and administrative processes. This adds to municipal workload without clear evidence that the reporting itself will improve development outcomes or meaningfully support housing supply.</p> <p>Alberta’s municipalities already lead the country in housing growth, and provincial requirements should support rather than constrain the local planning processes that enable this success. New reporting obligations may increase administrative burden and costs, particularly if not accompanied by provincial support or flexibility. It may also result in a focus on approval speeds at the cost of proper review of applications, introducing both planning and safety risks. Ensuring that these requirements are implemented in a way that is practical, proportionate, and aligned with municipal capacity will be important to avoid unintended impacts on local development processes.</p>

Restrictions on Non-Statutory Planning Studies, No MGA Section (Future Regulation)

Summary	Previous Status	Amended Status	Analysis
<p>While Bill 28 does not include legislation restricting the use of non-statutory plan requirements, the Government of Alberta has informed RMA and other municipal stakeholders of an intention to develop a future regulation addressing the use of non-statutory studies in the development approval process.</p>	<p>No legislative provisions addressed non-statutory studies, and municipalities retain discretion to require supporting studies as part of development and subdivision applications.</p>	<p>Bill 28 does not amend the MGA with respect to non-statutory studies. The only change is a stated intention to develop a future regulation.</p> <p>S. 694(1)(f.1), which already exists in the MGA, allows the Minister to make regulations respecting the types of studies that a development authority is able to require.</p>	<p>Municipal Affairs' Bill 28 Information Guide indicates that future regulatory work will build on related Bill 28 amendments intended to “reduce unnecessary costs and delays” and will examine the role of non-statutory studies to “further streamline approvals.”</p> <p>It is unclear how the province intends to determine which studies are considered unnecessary, or how limits on study requirements would account for local conditions. Municipalities rely on non-statutory studies to ensure development is safe, appropriately serviced, and compatible with surrounding land uses. Restricting these tools could reduce municipal ability to manage growth responsibly, address site-specific risks, or require information needed to make informed planning decisions. While it is possible some non-statutory studies are requested unnecessarily by one or a small number of municipalities, prohibiting or restricting their use on a provincewide basis could introduce significant local risks.</p> <p>Further detail will be needed to understand the scope of any proposed restrictions and their implications for municipalities. RMA plans to advocate for the Government of Alberta to not move forward on this change and maintain local autonomy to gather information required to make informed development decisions. Continued engagement with Municipal Affairs will be important as the regulatory framework is developed.</p>

Enabling Growth and Housing: RMA Analysis

Initial Reaction

The amendments within this theme signal a substantial shift toward increased provincial oversight of municipal planning, development approvals, and growth-related infrastructure decisions, many of which reflect lobbying efforts from the development industry. While framed as a measure to support development, accelerate housing supply, and streamline processes, many of the changes introduce new provincial mechanisms that can override or constrain local planning processes and impose uniform standards across diverse municipal contexts.

At the same time, municipalities are expected to meet new administrative and reporting obligations while losing flexibility in how they manage growth and fund supporting infrastructure. Expanded off-site levy exemptions and restrictions, and potential limits on non-statutory studies reduce the tools municipalities rely on to ensure development is safe, financially sustainable, and aligned with long-term plans.

Taken together, these amendments prioritize speed and provincial control over local expertise, community context, and long-term planning considerations. They also create a risk that municipalities will be held accountable for costs, delays, or infrastructure pressures they can no longer fully control – effectively downloading new responsibilities without committed funding or support. The result is a more centralized system that will likely create challenges for municipalities already working efficiently to support responsible development.

Autonomy Impact

The Minister’s authority to require automated permit systems, prescribe approval processes, and establish community design codes that override statutory plans and land-use bylaws represents a significant rebalancing of planning power from municipalities to the province. Expanded regulation-making authority under s. 694 allows the Minister to set or modify core components of development-approval processes, including timelines, information requirements, and even statutory provisions in Part 17 (Planning and Development).

Financial autonomy is also reduced. Off-site levy exemptions for charter and independent schools limit municipal ability to recover infrastructure costs associated with growth, while new restrictions on levy-eligible expenses narrow the scope of what municipalities can fund. Granting charter schools access to reserve land introduces additional competition for community-serving land assets, complicating long-term planning.

Mandatory reporting requirements and potential future limits on non-statutory studies further constrain how municipalities manage their planning processes and assess development impacts. Collectively, these changes reduce municipal discretion in both planning and financial decision-making, increasing provincial oversight and limiting the ability to tailor growth management to local conditions.

Rural Impact

While most of the changes in this section appear intended to address residential development in urban communities, rural municipalities are likely to feel these changes more acutely due to limited administrative capacity, higher per-capita infrastructure and servicing costs, and fewer technological resources. Requirements such as automated approval systems and expanded reporting may be difficult to implement in some rural communities, and could ultimately increase costs and red tape for municipalities that process a small amount of permits. Provincially imposed design standards may not reflect local development patterns, servicing realities, or rural property owner preferences. These pressures are amplified by rural geographic realities, where long distances, limited serviced land, and aging infrastructure mean that even modest growth can create significant operational demands.

Overall, the cumulative effect is a greater administrative and financial burden on rural municipalities, combined with reduced flexibility to manage growth and support responsible development in ways that reflect local conditions.

Aggregate Pits

Pit Applications Under the EPEA, S. 619.1(1)-(2)

Summary	Previous Status	Amended Status	Analysis
<p>This amendment specifies the connection between the <i>Environmental Protection and Enhancement Act</i> (EPEA) and the <i>Municipal Government Act</i> (MGA) is administered by the Director (as defined in the EPEA) and their authority under the EPEA</p>	<p>No previous provision.</p>	<p>619.1(1) In this section,</p> <p>(a) “Director” means a Director as defined in the <i>Environmental Protection and Enhancement Act</i>;</p> <p>(b) “registration” means a registration issued by a Director under section 68 of the <i>Environmental Protection and Enhancement Act</i>.</p>	<p>Section 619.1(1) confirms the connection between the <i>Environmental Protection and Enhancement Act</i> (EPEA) and MGA and provides some clarity around roles and responsibilities. However, RMA is concerned that this provides the Director and Alberta Environment and Protected Areas with a level of authority that appears to exceed that of other agencies listed in section 619. The NRCB, ERCB, AER, AEUB and AUC are now required, to varying degrees, to consider municipal statutory plans in their decision making. There is no similar requirement under section 68. Rather, “the Director may issue approval subject to any terms and conditions the Director considers appropriate”.</p>
<p>This amendment introduces the concept of provincial prevalence over pit developments and permits, overriding municipal statutory plans, land use bylaws, subdivision decisions, development permits, appeals or LPRT decisions.</p>	<p>No previous provision.</p>	<p>619.1(2) A registration in respect of a pit prevails, in accordance with this section, over any statutory plan, land use bylaw, subdivision decision or development decision by a subdivision authority, development authority, subdivision and development appeal board, or the Land and Property Rights Tribunal or any other authorization under this Part.</p>	<p>Section 619.1(2) establishes a provincial level primacy for pit registrations issued under section 68 of the EPEA. This would ensure that EPEA registrations override any municipal statutory plans, land-use bylaws, subdivision decisions, development permits, or Tribunal decisions.</p> <p>This shifts decision making authority to the province and infringes on municipal jurisdiction. It limits the ability to ensure that local factors, risks and impacts associated with improper pit developments or operating practices are mitigated. Without a requirement on the Director to give due consideration to municipal planning documents, this risks longer term unintended consequences for land use and management. It undermines the municipality’s ability to balance economic growth, infrastructure needs, environmental constraints, and community expectations.</p> <p>The amendment also goes beyond recommendations or areas noted for further discussion from the Sand and Gravel Task Force.</p>

Pit Applications Under the EPEA, S. 619.1(3)

Summary	Previous Status	Amended Status	Analysis
<p>This amendment requires the municipality to approve the pit application and amend their statutory plans and bylaws to accommodate the development.</p>	<p>No previous provision.</p>	<p>619.1(3) When a municipality receives an application for a statutory plan amendment, land use bylaw amendment, subdivision approval, development permit or other authorization under this Part and the application is consistent with a registration in respect of a pit, the municipality must approve the application to the extent that it complies with the registration.</p>	<p>Section 619.1(3) requires a municipality to approve pit applications and amend their planning documents to align with the registration. Municipalities cannot amend the plan or matters that have been approved by the Director. This amendment effectively requires the municipality to amend their planning and zoning framework to prioritize aggregate development. This may have effects for local infrastructure such as roadways. It also undermines long-term planning undertaken by the municipality. RMA does not support provisions that reduce municipal autonomy.</p> <p>Overriding municipal statutory planning instruments may lead to greater land use conflict in the long term. It limits the ability of rural municipalities to tailor planning and development processes to local factors. The amendment may provide greater short-term certainty for industry, but it increases uncertainty for municipalities and residents particularly in the absence of any long-term planning.</p> <p>It may also place the Council in direct conflict with residents who may not support prioritization of aggregate development over other land uses.</p> <p>It is unclear how matters not covered under the EPEA, Water Act or Conservation and Reclamation Regulation will be addressed (e.g., whether other matters remain within a municipality's jurisdiction) and whether or how those matters should be assessed for consistency or compliance with a registration.</p>

Pit Applications Under the EPEA, S. 619.1(4)

Summary	Previous Status	Amended Status	Analysis
<p>Municipalities must decide on statutory plan or land use bylaw amendments within 90 days unless a longer timeline is agreed to, and they are no longer required to hold a public hearing when the amendment is triggered by a pit registration issued by the Director.</p>	<p>No previous provision.</p>	<p>619.1(4) An approval of a statutory plan amendment or land use bylaw amendment under subsection (3)</p> <p>(a) must be granted within 90 days after receipt of the application or a longer time agreed on by the applicant and the municipality, and</p> <p>(b) is not subject to the requirements of section 692 unless, in the opinion of the municipality, the application relates to matters not included in the registration.</p>	<p>Section 619.1(4) introduces a 90-day timeframe for approval and integration of amendments. The 90-day timeframe does not appear to be based on historical application processing data or other evidence. While aggregate pits have typically been classified as “low risk” development by EPA, there is no clear provision for more complex applications or higher risk developments, particularly if a longer time cannot be agreed upon.</p> <p>Section 692 requires council to hold a public hearing on a proposed bylaw or amendment. As section 619.1(4)(b) would no longer require municipalities to hold a public hearing, broader public input, intervenor participation and public accountability is removed. This poses a risk to the municipality, particularly if the community is not aware of the shift in provincial regulatory oversight. This risk is further increased due to the lack of clarity as to whether the provincial approval process will be broadened to allow for greater municipal or public input.</p> <p>The municipality can hold a public hearing if it is of the opinion that the application relates to matters not included in the registration. However, it is not clear what those matters can include. It is also not clear whether the outcome of the hearing and any public input can be properly accounted for by the municipality if the registration prevails over any municipal statutory plan, land use bylaw or development decision. In other words, a hearing is unlikely to change the outcome.</p>

Pit Applications Under the EPEA, S. 619.1(5)-(6)

Summary	Previous Status	Amended Status	Analysis
<p>This amendment allows municipalities to include conditions in the subdivision approval or development permit as long as they have been previously set out in their decision-making frameworks and do not conflict with the pit registration.</p>	<p>No previous provision.</p>	<p>619.1(5) A subdivision approval or development permit under subsection (3) may include one or more conditions permitted under section 640(2)(c)(iv) or 655 if the condition does not conflict with the registration.</p>	<p>Section 619.1(5) retains some municipal planning authority and provides for the inclusion of conditions in a subdivision approval or development permit that do not conflict with the registration. Clarity is needed regarding what conditions are regulated under provincial legislation and which remain under municipal authority. For example, dust is regulated at both the provincial and municipal level but for different purposes.</p> <p>Section 640(2)(c)(iv) requires that a municipality’s land use bylaw establish a decision-making framework for development permit applications, including the conditions that may be attached to a permit. This provision ensures that the bylaw sets out both the general and permit-specific conditions a development authority may impose, providing a clear statutory basis for conditioning approvals and regulating how development permits are issued. It will be important that the decision-making framework is not overridden or modified by the registration.</p> <p>Section 655 sets out conditions of subdivision approvals.</p>
<p>This amendment specifies if the municipality holds a public hearing, the hearing cannot engage on matters already decided on by the Director under the EPEA.</p>	<p>No previous provision.</p>	<p>619.1(6) If a municipality that is considering an application under subsection (3) holds a hearing, the hearing may not address matters already decided by a Director in the registration, except as necessary to determine whether an amendment to a statutory plan or land use bylaw is required.</p>	<p>Section 619.1(6) states that if a municipality holds a hearing, the hearing can only be held to determine whether an amendment to a statutory plan or land use bylaw is required. Any matters decided by a Director in the registration cannot be discussed or modified.</p> <p>However, section 619.1(4)(b) states that a municipality can hold a public hearing if it is of the opinion that the application contains matters not included in the registration. Further clarity is required.</p>

Pit Applications Under the EPEA, S. 488 (1) and 619.1(7)-(12)

Summary	Previous Status	Amended Status	Analysis
<p>These amendments introduce the process by which the LPRT can hear appeals related to aggregate registrations and municipal approvals. There are numerous changes that formalize give the LPRT expanded powers to make decisions in cases of dispute between municipalities and aggregate proponents with a registration.</p>	<p>No previous provisions.</p>	<p>MGA S. 488(1) and S. 619.1(7) – (12):</p> <ul style="list-style-type: none"> • give the LPRT authority to hear cases where municipal statutory plans are not amended to enable an EPA registration • define the appeal application process • establish hearing timelines • establish that the scope of a hearing is limited to whether or not a statutory plan conflicts with a registration • give the LPRT authority to order a municipality to revise a statutory plan • includes clarity that an LPRT decision may be appealed to the Alberta Court of Appeals 	<p>These amendments give the LPRT authority to hear and make decisions in the case where an aggregate proponent with an EPA registration may appeal a municipal decision in the case that municipal statutory plans conflict with the EPA registration or municipal approvals have not met the set timelines. Additionally, the amendments do not specify under S. 494 that the chair of the LPRT must notify any assessed person of a hearing related to aggregate pits, limiting local input.</p> <p>RMA previously published a report regarding the LPRT that highlights concerns with some of their processes. Introducing aggregate approval appeals to the LPRT may necessitate further review to ensure procedural fairness.</p>

Aggregate Pits: RMA Analysis

Initial Reaction

The amendments create a binding process that ensures municipal planning instruments cannot contradict or impede provincially approved pit registrations. Pit registrations under the *Environmental Protection and Enhancement Act* (EPEA) override any conflicting municipal statutory plans, land-use bylaws, subdivision decisions, development permits, or LPRT decisions. The proposed amendments do not require the Director to consider municipal statutory plans in their decision-making process. As a result, the Director/EPA has more discretion under section 619.1 compared to the quasi-judicial agencies under section 619, as entities such as the NRCB and AUC have some level of consideration for municipal plans within their approval processes; the EPEA does not.

RMA does not support provisions that increase provincial overreach and limit municipal autonomy. Rural municipalities require the ability to make decisions that reflect local priorities without provincial interference or external pressures. While a municipality retains some oversight on conditions that may be attached to a development permit or subdivision approval, these conditions cannot conflict with a provincially approved registration. Further clarity is required on the differentiation of responsibilities between the province and municipalities, particularly regarding development impacts that may fall outside previous provincial legislative and regulatory requirements, or that fell under both provincial and municipal jurisdiction but for different purposes.

Autonomy Impact

Municipalities will be required to approve a pit application to the extent that it aligns with the provincial registration under the EPEA with limited ability to include local conditions or hold public hearings. Municipal approvals must meet prescribed timeframes.

These changes raise concerns about continued erosion of municipal land use authority, reduced local decision-making, and restricted opportunities for community input. The amendment effectively requires the municipality to amend their planning and zoning framework to prioritize aggregate development. It undermines long-term planning undertaken by the municipality and may lead to greater land use conflict in the future, increasing uncertainty for municipalities, residents and other prospective developers. The amendment does not go as far as reserving land in advance of aggregate pit developments, but establishing provincial level primacy in pit developments sets a precedence for further intrusion into local land use decisions.

Rural Impact

Aggregate extraction occurs primarily within rural municipalities, and has a history of creating land use conflicts in some municipalities. Limited ability to hold public hearings or to engage on any matters already decided on by the Director restricts input from those directly affected by the pit operation, such as neighbouring rural businesses, farms, and residential developments. Shifting greater authority to the province can impact rural municipalities' long-term planning for economic growth, housing and infrastructure.

Seniors Lodges

New Definitions Related to Seniors Lodges, S. 1 (*Alberta Housing Act*)

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 introduces the ability for the Minister to define an “operating reserve fund by regulation. This amendment enables subsequent changes in the Act that allow housing management bodies to requisition municipalities for operating reserve funds for lodge (seniors) accommodation. It is unclear whether a regulation will be developed to define what the fund includes or how it can be used.</p>	<p>No previous provision.</p>	<p>1(h.1) “operating reserve fund” means an operating reserve fund as defined in the regulations;</p>	<p>Bill 28 introduces important housing terminology to the <i>Alberta Housing Act</i> (AHA) but leaves the definition to potential forthcoming regulation, giving the Minister broad discretion over how these terms are interpreted. Operating reserve funds are currently utilized for seniors’ housing, however, this has occurred without any legislative or regulatory parameters. The content and permitted uses of the newly defined operating reserve fund for lodge (seniors) accommodations are left entirely to regulation, meaning that the practical rules will be set later and can be changed without returning to the legislature. This leaves municipalities and housing management bodies uncertain about how the fund may actually function.</p>
<p>Amendments through Bill 28 allow for the Minister to define “social housing accommodation” through regulation.</p>	<p>No previous provision.</p>	<p>1(h.2) “social housing accommodation” means a social housing accommodation as defined in the regulations.</p>	<p>Bill 28 allows for the Minister to define “social housing accommodation” through regulation. “Social Housing Accommodation” is not currently defined in the AHA, however, it is used in the Act as a housing type separate from “affordable housing accommodation”, which the Minister has authority to designate. Currently, the Minister cannot designate social housing accommodation as affordable housing accommodation. It is unclear how the newly introduced definition powers may change this relationship and what the practical impacts will be.</p>

Requisition Scope, S. 7 (Alberta Housing Act)

Summary	Previous Status	Amended Status	Analysis
<p>This amendment limits the scope of lodge accommodation management bodies to request municipal contributions for reserve funds. As discussed below, s. 34(1)(c)(iii.1) gives the Minister authority to regulate reserve funds. As such, it appears that s. 7(1) is amended to remove the ability of a housing body to create new types of reserve funds that they can requisition municipalities for. Going forward, these bodies may only request amounts necessary to cover their annual operating deficit under this provision.</p> <p>Allocations to reserve funds will now operate under the newly added s. 7.1 (Requisitions – capital maintenance reserve fund, capital reserve funds and operating reserve fund for lodge accommodations) described below.</p>	<p>7(1) On or before April 30 in any year a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for</p> <p>(a) the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation, and</p> <p>(b) any amounts necessary to establish or continue a reserve fund for the management body.</p>	<p>7(1) Each year, on or before April 30, a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation.</p>	<p>This amendment shifts the legislative authority for an HMB to requisition municipalities for a reserve fund to a new sub-section (7.1(1)). The details of the new sub-section are covered below, however, it appears that the result of the change is that there are additional parameters on what types of reserve funds an HMB can requisition a municipality for.</p> <p>Additionally, s. 34(1)(c)(iii.1) gives the Minister regulation making authority related to the types of reserve funds a housing body can requisition a municipality for. Correspondingly, s. 7(1) removes the ability of a housing body to requisition a municipality for new reserve funds. This change may improve clarity on what an HMB can requisition for.</p>

HMB Requisitioning Authority, S. 7.1 (*Alberta Housing Act*)

Summary	Previous Status	Amended Status	Analysis
<p>The introduction of section 7.1 (Requisitions – capital maintenance reserve fund, capital reserve funds, and operating reserve fund for lodge accommodations) allows an HMB to requisition its member municipalities each year for the amount needed to meet the Minister-required minimum in the capital maintenance reserve fund, and with municipal approval, additional amounts for capital, operating, or extra capital maintenance reserves. The Minister may also require other municipalities that were previously uninvolved to contribute to these funds.</p> <p>Once a municipality receives written notice of their requisition, they must pay within the timeframe set by the Minister. Any unpaid amount will be subject to interest and will become a debt owed to the HMB by the municipality.</p>	<p>No previous provision.</p>	<p>Section 7.1(1) outlines that an HMB that operates lodge accommodations can requisition the municipalities it serves annually, by April 1, for:</p> <ul style="list-style-type: none"> • Required capital maintenance funds (the amount the Minister determines must be in the capital maintenance reserve). • Additional reserve funds (ie. capital reserve funds, operating reserve funds, and extra capital maintenance funds beyond the required minimum) if the municipalities agree. <p>Municipalities will still decide how to split costs. If they cannot agree, the cost is shared based on each municipality’s share of total equalized assessment.</p> <p>The Minister can also order municipalities not originally requisitioned by the HMB to contribute.</p> <p>Once a Municipality receives written notice of the requisition, they must pay within the timeframe set by the Minister. Interest will apply if the timeframe is not adhered to, at a rate also set by the Minister. The unpaid amount plus interest will become a debt owed to the HMB by the municipality.</p>	<p>The new requisition framework significantly reshapes the financial relationship between municipalities, HMBs, and the Government of Alberta. HMBs must now meet provincially determined minimum reserve levels, which could increase annual requisition amounts. This introduces an uncertain financial obligation for municipal budgeting and may force municipalities to make difficult financial decisions related to service delivery or increasing property taxes.</p> <p>This shift also changes how municipalities may participate in long-term planning for seniors housing. Because management bodies can request additional reserve contributions only with municipal approval, municipalities retain some influence, but the baseline obligations are set by the Minister. This means that municipalities may have less ability to shape capital planning priorities or negotiate contributions based on local circumstances.</p> <p>The Minister’s authority to add new contributing municipalities introduces another layer of uncertainty. A municipality that has not historically funded a lodge could suddenly be required to contribute, potentially without a role in governance or planning. This could strain intermunicipal relationships and further complicate budgeting processes.</p>

Regulation-Making Authority Related to Reserves, S. 34 (*Alberta Housing Act*)

Summary	Previous Status	Amended Status	Analysis
<p>S. 34 outlines the Minister’s regulation-making authority within the affordable housing framework. These amendments update the authority to reflect the new reserve fund structure, allowing the Minister to regulate capital maintenance reserve funds, capital reserve funds, and operating reserve funds for lodges, social housing, and other accommodations.</p>	<p>34(1)(c)(iii.1) respecting reserve funds for management bodies that provide lodge accommodation;</p>	<p>s. 34(1)(c)(iii.1) respecting capital maintenance reserve funds, capital reserve funds and operating reserve funds for management bodies that provide:</p> <p>(A) lodge accommodation, or</p> <p>(B) social housing accommodation other than lodge accommodation,</p>	<p>This amendment expands the Minister’s authority to regulate all types of housing reserve funds, which have indirect but potentially significant impacts on municipalities. By allowing the GOA to set detailed rules for capital maintenance, capital, and operating reserve funds through regulation, municipalities may face new or adjusted funding requirements which are currently unknown. Future provincial regulations could directly influence the size, structure, and reporting expectations of the reserve contributions municipalities are required to support.</p>

Seniors Lodges: RMA Analysis

Initial Reaction

Bill 28 centralizes significant decision-making authority with the Minister by introducing key definitions and rules for reserve funds into regulations rather than through legislation. This creates uncertainty for municipalities because major financial and operational decisions for lodges can now be changed without legislative oversight. The Bill also introduces new unknowns around reserve fund requirements, minimum levels, and future requisition expectations. Overall, municipalities are likely to face increased requisitioning requirements, with greater provincial involvement in setting total amounts and contribution levels among participating municipalities.

Autonomy Impact

Changes through Bill 28 reduce municipal autonomy in several ways. By allowing the Minister to redefine “social housing accommodation” and to set standards surrounding reserve funds through regulation, municipalities lose influence over their housing responsibilities and the finances that support them. The ability of HMBs to requisition municipalities is now tied to provincially determined reserve fund rules, which will likely limit municipal discretion in long-term planning, budgeting, and negotiating. The Minister’s authority to add new contributing municipalities puts further limits on local autonomy, as municipalities may be required to fund housing assets that they did not help plan, govern, or approve. It appears that changes related to seniors lodges through Bill 28 shifts responsibility away from municipalities and towards the province, creating a high level of uncertainty. Additionally, new references to capital-related reserves suggest that at an increased portion of responsibility for capital maintenance will be downloaded onto municipalities moving forward.

Rural Impact

Rural municipalities are likely to feel the effects of these changes because any increase or fluctuation in requisition amounts introduces a level of budgetary uncertainty in the short term and has the potential to create long term implications. The Minister’s ability to add new contributing municipalities could pull smaller rural municipalities into funding arrangements without prior involvement, putting pressure on tight budgets and potentially creating intermunicipal tension. With key lodge and reserve fund rules now set through regulation, rural municipalities face a level of uncertainty that they may be less equipped to handle, especially with limited administrative capacity and fewer financial resources.

Assessment and Property Tax

Clarification of “Equity” Within the Regulated Assessment Model, S. 293

Summary	Previous Status	Amended Status	Analysis
<p>The addition of s. 293.1 clarifies how “equity” is determined among properties that are assessed using the regulated model.</p> <p>The new section clarifies that the assessment outcome (assessed value) is not relevant in determining whether assessment among properties is equitable; what is relevant is that the regulated assessment process was appropriately followed.</p> <p>The section also clarifies that the value of a property based on other valuation models is not relevant to defining whether its valuation under the regulated model is equitable.</p>	<p>No previous provision.</p>	<p>s. 293(1.1) For the purposes of subsection (1), an assessment of designated industrial property or machinery and equipment is not unfair or inequitable if</p> <p>(a) the assessor has applied the valuation and other standards and followed the procedures set out in the regulations, and</p> <p>(b) the assessment differs from the assessment of comparable properties or from the results that would be obtained by using other valuation standards</p>	<p>The addition of s. 293 (1.1) is an important and welcome change for municipalities, as it provides clarity as to how equity among regulated properties is defined within the regulated assessment model. Municipal and some industry stakeholders have long held different views on how to determine equity among properties assessed using regulated methods. Municipal stakeholders, including RMA, have taken the position that “equity in process” should be used for regulated assessment, as the regulated model is, by definition, not market-value based, therefore comparing the outcomes of the assessment process (assessed values) should not be relevant as long as the assessment for all properties properly follows the process and methodology prescribed the Minister. In other words, equitable treatment for property owners means that the assessment was conducted appropriately based on the prescribed methodology; the outcomes of the assessments are irrelevant.</p> <p>Some industry stakeholders have argued that equity among properties should be based on their assessed value, or “equity in outcome.” This is a common concept in market value-based assessment models, but because the regulated methodology is specifically designed to not follow market value approaches, applying an equity in value lens to regulated assessment would undermine the process and may require artificial adjustments to assessed values of some properties even if the prescribed assessment methods are followed.</p> <p>This addition will support consistency and objectivity in the regulated assessment model moving forward.</p>

Regulation-Making Authority for Regulated Property Categories, S. 322(1)(d.4) and (e.101)

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 amends s. 322(1) to expand the Minister's regulation-making authority related to developing categories for regulated property types and applying valuation methodologies for the various categories, as well as addressing "grandfathering" of assessments for existing regulated properties when regulated assessment processes and methodologies are changed, which could have significant and sudden impacts on the assessment value of existing properties.</p>	<p>S. 322(1) did not include specific regulation-making provisions related to categorizing regulated properties or to grandfathering of properties when regulated assessment methodologies or processes are updated.</p>	<p>S. 322(1) is amended to include several subsections providing the Minister with new regulation-making powers, including:</p> <p>(d.4)(i-iii) which allows the Minister to divide regulated property into multiple categories for assessment and assign valuation and other standards that assessors must follow when assessing property in the categories.</p> <p>(e.101)(i-ii) which allows the Minister to apply previous valuation standards or assessments to properties assessed under the regulated model.</p>	<p>The changes to section 322 are intended to support continuation of the assessment model review (AMR) and allow for the Minister to mitigate the impacts of changes to the assessment model on existing properties with a history of assessment under the previous methodology. The Minister has already stated that changes to methodology to determine a regulated property's base construction costs will only apply to properties that are built, or receive significant capital upgrades, after January 1, 2027. All other properties will continue to have their base costs determined using the previous methodology. This will be allowable based on the addition of s. 322(i)(e.101).</p> <p>The addition of the explicit ability for the Minister to develop more property categories for the purposes of regulated assessment requires further explanation from Municipal Affairs as part of the AMR process. While this may be helpful in allowing more accurate and targeted assessment methodology to be developed for new or emerging regulated property types (such as renewable energy developments and data centres), the reference to "valuation standards" could be interpreted as allowing the Minister to, by regulation, direct an assessment methodology that strays from the cost-based valuation standard applied to regulated property. It is also concerning in the context of the Minister's statements indicating an interest in pursuing a new property class for mature oil and gas assets.</p>

Property Tax Sub-Class Prohibition, S. 297 & 297.1

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 amends s. 297 to restrict how municipalities may use residential property sub-classes. Municipalities may still create sub-classes within the residential class, but any sub-class for non-primary-residence (NPR) properties cannot be assigned to properties owned wholly or partly by individuals who reside in Alberta. A new transitional section, s. 297.1, requires municipalities to amend any non-compliant bylaws for the 2026 taxation year and correct any resulting assessment or tax errors.</p>	<p>s. 297(2) A council may by bylaw divide class 1 into sub-classes on any basis it considers appropriate, and if the council does so, the assessor may assign one or more sub-classes to property in class 1.</p> <p>(2.01) [did not exist]</p> <p>(2.02) [did not exist]</p> <p>s. 297.1 [did not exist]</p>	<p>New s. 297(2.01) prohibits assessors from assigning an NPR sub-class to any residential property owned wholly or partly by individuals who “reside in Alberta,” defined in s. 297(2.02) as living in Alberta for at least 183 days in the current or previous year and not intending to reside elsewhere. NPR sub-classes may therefore only be applied to properties owned by non-residents.</p> <p>s. 297.1 establishes a transitional process requiring municipalities to amend any non-compliant residential sub-class bylaws for the 2026 taxation year within 45 days, correct any resulting assessment or tax errors, and provide amended bylaws to the Minister. If passed, this amendment is deemed to have come into force on January 1, 2026.</p>	<p>These amendments introduce a substantive limitation on municipal authority to differentiate tax treatment within the residential class. While municipalities may continue to create NPR sub-classes, these sub-classes can no longer be applied to properties owned wholly or partly by individuals who meet the statutory definition of residing in Alberta. In effect, NPR sub-classes become a tool that can only be applied to properties owned by non-residents, regardless of how the property is used.</p> <p>This restriction narrows municipal flexibility to address local housing or taxation issues through differentiated residential tax rates. Municipalities that previously used, or were considering using, NPR sub-classes to influence vacancy, redevelopment, or housing availability will now be limited in their ability to apply those tools.</p> <p>It is RMA’s understanding that the creation of the restrictions to s. 297 are in response to developer and government concerns with the use of an NPR-related sub-class in a specific municipality. While RMA does not have a position on the instance that appears to have driven this legislative change, it is concerning that the Government of Alberta has significantly reduced municipal autonomy in this area in response to a single local example.</p> <p>The amendments reduce municipal discretion in shaping residential tax policy and introduce short-term administrative pressures for municipalities that had already begun implementing NPR sub-classes. The changes primarily affect municipalities that use residential sub-classes; those without such subclasses will see minimal impact.</p>

Regulated Assessment Compliance and Reporting Requirements, S. 322(1)(e.102)

Summary	Previous Status	Amended Status	Analysis
<p>The addition of s. 322(1)(e.102) empower the Minister to make regulations that impose fines or administrative penalties on persons responsible for responding to assessor information requests for regulated properties. While the ability of assessors to make information requests previously existed, there was no provision to penalize non-compliance.</p>	<p>No previous provision.</p>	<p>s. 322(1) (e.102) respecting administrative penalties for the purposes of section 295(1.1), including</p> <ul style="list-style-type: none"> (i) penalty amounts, (ii) the contents of notices of administrative penalties, (iii) timelines for payment of penalties, (iv) appeals of administrative penalties, (v) limitation periods, (vi) service of notices and documents, and (vii) enforcement of administrative penalties; 	<p>Both provincial and municipal assessors have long faced non-compliance from some regulated property owners in relation to providing requested information required to inform assessments. Based on information shared by the Minister of Municipal Affairs, the regulation will apply a \$10,000 fine for non-compliance with assessor information requests, and only the provincial assessor (not municipal assessors) will be able to levy the fine.</p> <p>While the addition of s. 322(1)(e.102) is a positive step in holding regulated property owners accountable for providing information required for assessments, the relatively low maximum amount may limit its effectiveness. It is also disappointing that the powers will only apply to the provincial assessor; this will create an inequity in authority among provincial and municipal assessors, and could result in greater inconsistencies in assessment accuracy.</p>

Assessment and Property Tax: RMA Analysis

Initial Reaction

The regulated assessment model is both complex and crucially important to rural municipalities and industries such as oil and gas, forestry, renewable energy, and others. The Minister has stated that the intent of most assessment-related changes in Bill 28 is to clarify the function of the regulated model, or to provide a path for implementation of possible changes to regulated assessment rates that may be the result of the ongoing Assessment Model Review.

S. 293.1 is crucial to embedding in legislation that the concept of “equity” in the regulated model is based on proper and consistent application of the regulated model across properties, rather than the assessment outcome (value). Because the market-based assessment model used for most residential and commercial properties in Alberta is not suited to large industrial properties, the regulated model was created, and continues to exist, to assess those properties using a regulated process, created by the Minister, to ensure equitable assessments for both regulated property owners and municipalities. S. 293.1 re-affirms the process-based approach to equity in the regulated model.

Changes to s. 322, and in particular the ability to add additional rate categories, will have unknown impacts on municipalities and industry. While additional rates may be warranted for some property types, any additional standardization must be developed through the assessment model review, be based on sound data, and must ensure that any new standardized rates fully reflect actual construction costs of regulated assets.

Autonomy Impact

The assessment-related changes are unlikely to directly impact municipal autonomy, as s. 293.1 further confirms the continuation of a cost-based regulated assessment model. While s. 322 amendments may result in a shift in how some regulated properties are assessed which could have fiscal impacts on municipalities, autonomy should not be directly impacted. The exception to this is the stated scope of penalty provisions for non-reporting of information required for assessment (s. 322(1)(e.102)). If these provisions ultimately apply only to the provincial assessor and not municipal assessors, it will result in reduced municipal autonomy to conduct regulated assessments based on fulsome data.

Beyond assessment, the creation of s. 297(2.01), restricting use of residential sub-classes, poses significant autonomy risks for municipalities. While this particular change is unlikely to impact most rural municipalities, it creates a precedent for restriction of tax rate sub-class powers. Given that municipalities have limited revenue-generation tools and already have less flexibility to create sub-classes than municipalities in most Canadian jurisdictions, this decision is concerning and disproportionate.

Rural Impact

Any changes to the regulated assessment model will have impacts on rural municipalities. As mentioned, the introduction of s. 293.1 is crucial in further embedding the link between assessment process and equity in the regulated model, which will contribute to long-term assessment stability and predictability. The impacts of s. 322 changes related to regulated property rates remain to be seen, but they do open the door to further use of standardized rates, which will be problematic if applied to properties where data is insufficient.

Governance and Accountability

Ministerial Authority Over Municipal Dissolution Decisions, S. 130.1

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 makes the resident vote following a viability review non-binding. After electors vote on whether a municipality should dissolve, the Minister has full discretion to recommend dissolution to Cabinet or to direct the municipality to take actions intended to support viability. The Minister's decision is no longer tied to the outcome of the public vote.</p>	<p>s. 130.1(2) Where a vote of the electors is held under subsection (1)(b),</p> <p>(a) if the electors vote that the municipality should be dissolved, the Minister must recommend to the Lieutenant Governor in Council that the municipality be dissolved in accordance with section 133, or</p> <p>(b) if the electors vote that the municipality should not be dissolved, the Minister may by order direct the council or the chief administrative officer to take the actions referred to in subsection (1)(b)(ii).</p>	<p>s. 130.1(2) After a vote of the electors is held under subsection (1)(b), the Minister may</p> <p>(a) recommend to the Lieutenant Governor in Council that the municipality be dissolved in accordance with section 133, or</p> <p>(b) by order direct the council or chief administrative officer to take any actions that the Minister considers appropriate to ensure the viability of the municipality.</p> <p>(3) When making a recommendation or order under subsection (2), the Minister is not bound by the results of the vote held under subsection (1)(b).</p>	<p>The amendments provide the Minister with significant decision-making authority by making viability votes advisory rather than binding. The change from "must" to "may" removes the requirement for the Minister to follow the outcome of the public vote, giving the Minister full discretion to recommend dissolution or impose remedial measures regardless of how electors voted.</p> <p>The Minister's discretion under the amended section is broad. The amendment does not limit the actions that may be ordered to support viability, nor does it prescribe criteria for when dissolution should be recommended. This represents a meaningful change to the viability review process, where the public vote previously determined the Minister's next steps.</p> <p>For municipalities, this shift raises questions about how viability votes will be weighed in practice and under what circumstances the Minister will choose dissolution over corrective measures. The non-binding nature of the vote may also influence public expectations and the dynamics of viability review processes.</p> <p>Because the legislation provides no guidance on how this discretion will be exercised, municipalities will need clarity from Municipal Affairs on the circumstances in which dissolution may be recommended despite a contrary vote, and how viability concerns will be assessed going forward.</p>

Councillor Accountability Framework, S. 146.01-09

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 creates Division 1.1, which establishes a councillor accountability framework. The Minister may, by regulation, set conduct standards, complaint procedures, investigative powers, sanctions, and appeal processes. The framework introduces provincially designated investigators and appeals commissioners, formalizes complaint and investigation procedures, and gives the Minister final authority over determinations and sanctions.</p>	<p>After the Municipal Affairs Statutes Amendment Act, 2025 (Bill 50) came into force, municipalities were explicitly prohibited from governing councillor behaviour or conduct by way of bylaw or resolution, and all existing codes of conduct were repealed. This left no local authority to set conduct standards or manage complaints, aside from the existing pecuniary interest and disqualification MGA provisions.</p>	<p>Bill 28 introduces s. 146.01-09, which:</p> <ul style="list-style-type: none"> • authorizes the Minister to establish a binding accountability framework by regulation, including rules on conduct, confidentiality, use of municipal assets, pecuniary interest, and defined forms of misconduct; • empowers the Minister to designate investigators and appeals commissioners; • creates formal complaint, investigation, preliminary review, reporting, and sanctioning processes; • requires councils to determine whether a contravention occurred and to apply sanctions; • establishes a provincial appeal mechanism where the Minister makes the final determination and may impose sanctions; and • allows regulations to modify or replace existing MGA provisions related to councillor conduct. 	<p>The new accountability framework is intended to fill the gap created by Bill 50, but does so by centralizing control over the scope of issues that warrant a formalized complaint process, as well as by introducing significant standardization of the process itself. The legislation is largely enabling, as many substantive elements – conduct standards, complaint procedures, investigative powers, timelines, sanctions, publication rules, fees, and even key definitions – will be set through regulation. Regulations may also modify or replace existing MGA provisions, giving the Minister broad discretion to shape how councillor conduct is governed.</p> <p>This shift means that procedural and substantive rules related to the scope of issues addressed through the framework, which were previously set locally, will now be determined provincially. The process related to complaints, investigations, sanctions, and appeals will be standardized, and municipalities will need to align their practices with the provincially established framework once released.</p> <p>For municipalities, the framework is likely to introduce more formal and resource-intensive processes, including investigation management, documentation, and compliance with prescribed timelines and reporting requirements. The scale of these impacts remains uncertain until regulations are developed.</p> <p>Given the breadth of the Minister’s regulation-making authority, it will be important for Municipal Affairs to engage closely with municipalities ensure the final framework reflects local capacity, governance realities, and operational constraints.</p>

Governance and Accountability: RMA Analysis

Initial Reaction

The amendments in this theme significantly expand provincial authority over municipal governance, reducing the influence of local electors and councils in decisions that directly affect their communities. Making viability votes non-binding shifts dissolution decisions entirely into provincial discretion; it is RMA's expectation that any decision that contradicts a community's expressed direction will require clear, transparent justification from the Minister.

The councillor accountability framework represents an even more substantial shift. Although the legislation identifies broad categories of misconduct, the detailed definitions, thresholds, and procedural requirements will be established later through regulation, meaning many key elements of the framework remain unknown. This uncertainty extends to how investigations will operate, how third-party investigators will be selected, how appeals will function, and how costs will be allocated. What is clear is that the framework will introduce more formal, resource-intensive, and potentially costly processes without any committed provincial funding or capacity supports.

The introduction of a provincial accountability framework does provide an opportunity to restore clarity and consistency following the repeal of codes of conduct under Bill 50. RMA expects the province to engage closely with stakeholders to ensure the framework is practical, clearly defined, respectful of the roles of elected officials and administrators, and that municipalities are not required to absorb significant costs.

Autonomy Impact

Making viability votes advisory rather than binding reduces the role of local electors in determining their community's future and places dissolution decisions entirely within provincial discretion. Without criteria guiding when the Minister may override a vote, municipalities face reduced certainty and diminished local control over a decision with significant long-term implications.

The councillor accountability framework further centralizes authority by shifting control over conduct standards, complaint processes, investigations, sanctions, and appeals from councils to the province. Regulations may override existing MGA provisions, meaning municipalities will be required to adopt provincially prescribed processes regardless of local context or capacity. This represents a substantial rebalancing of authority away from councils and toward ministerial oversight.

Rural Impact

Rural municipalities may experience significant downstream impacts from these changes. When viability outcomes lead to the dissolution of neighbouring municipalities, rural municipalities often assume substantial new responsibilities, including expanded service delivery and infrastructure obligations. These transitions can carry long-term financial and operational implications, particularly given that provincial transitional support has historically been limited. The shift to a non-binding vote therefore carries meaningful consequences for rural municipalities, and clear justification will be essential in any case where provincial decisions diverge from local direction.

The councillor accountability framework may also impose disproportionate administrative and financial pressures on rural municipalities. Formalized complaint and investigation processes, coordination with provincially designated investigators, strict timelines, and potential investigation or appeal costs may be challenging to absorb without additional support. These changes introduce more complex and resource-intensive governance requirements at a time when many rural municipalities already face capacity constraints.

Municipal Transparency

Business Improvement Area Governance, S. 53

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 establishes the Minister's regulation-making authority over Business Improvement Areas (BIAs). While BIAs remain locally established entities, the procedural requirements for their creation, amendment, operation, boundary changes, and disestablishment will now be set through provincial regulation. This shifts certain aspects of BIA governance from municipal discretion to provincial oversight, particularly around notice and procedural requirements.</p>	<p>s. 53 The Minister may make regulations</p> <p>(a) respecting the establishment of a business improvement area;</p> <p>(b) setting out what must be included in a business improvement area bylaw;</p> <p>...</p> <p>(e.1) [did not exist]</p>	<p>s. 53 The Minister may make regulations</p> <p>(a) respecting the establishment or change in boundary of a business improvement area;</p> <p>(b) respecting business improvement area bylaws, including</p> <p>(i) what the council must include in a business improvement area bylaw,</p> <p>(ii) what the council may include in a business improvement area bylaw, and</p> <p>(iii) amendments to a business improvement area bylaw;</p> <p>...</p> <p>(e.1) respecting the notices that must be provided in respect of the establishment, operation, amendment, change in boundary and disestablishment of a business improvement area or the board of a business improvement area;</p>	<p>While BIAs remain locally initiated and governed, the Minister may now set detailed rules for bylaw content, bylaw amendments, boundary changes, and the notices that must be provided for the establishment, operation, amendment, and disestablishment of a BIA or its Board.</p> <p>This represents a centralization of procedural oversight. Previously, councils determined most notice and process requirements through local bylaws. Under the amended section, these requirements will be standardized through regulation, reducing local flexibility but potentially increasing consistency and transparency across municipalities.</p> <p>The practical impact will depend on the forthcoming regulations. Depending on how prescriptive they are, municipalities may need to adjust existing BIA bylaws, notice practices, and administrative processes to ensure compliance.</p>

CAO Natural Person Powers Reporting, S. 208(1) & 208(3)

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 introduces a requirement for the CAO to notify council in writing after each use of the municipality’s natural person powers, subject to defined exceptions. The amendment establishes timelines and delivery methods for these notices while exempting several administrative and operational actions. Bill 28 also repeals the unproclaimed natural person powers reporting provision enacted under Bill 50, replacing it with a more detailed framework.</p>	<p>s. 208(1) The chief administrative officer must ensure that . . . (e) [did not exist] s. 208(3) [did not exist]</p>	<p>s. 208(1)(e) requires the CAO to notify council in writing after each use of the municipality’s natural person powers, subject to defined exceptions.</p> <p>s. 208(3), sets out:</p> <ul style="list-style-type: none"> • acceptable delivery methods (personal delivery, email, or at a public meeting), • a deadline (the earlier of the next council meeting or 14 days), and • circumstances where notice is not required (actions authorized by council, personnel matters, routine operational matters, emergency responses, or seeking legal advice). 	<p>These amendments establish a reporting requirement for the CAO’s use of the municipality’s natural person powers; the new provisions require written notice to council within a defined timeline and through specified delivery methods.</p> <p>The exceptions are intended to narrow the scope of mandatory reporting and reduce the administrative burden that had been anticipated under the earlier framework introduced by Bill 50.</p> <p>However, several reporting requirement exceptions, such as “routine operational matter” and “personnel matter,” remain undefined, leaving some interpretive uncertainty depending on context and local practice. While the amendment clarifies when reporting is required, it does not fully eliminate ambiguity. It functions as a refinement of Bill 50’s open-ended approach, rather than a departure from it.</p> <p>RMA input on the previous natural person powers provisions included in Bill 50 highlighted several concerns that remain relevant. RMA noted that “natural person powers” encompass a wide range of day-to-day administrative activities, raising questions about how reporting obligations might affect the division between governance and administration. There were also concerns about increased administrative workload, the potential for political interference in operational decisions, and uncertainty about how compliance would be assessed. These issues persist to some degree under the revised framework, as the underlying ambiguity around what constitutes a reportable use of natural person powers – and what problem the reporting requirement is intended to solve – remain unresolved.</p>

Councillor Information Access & Substantial Information Requests, S. 208.1

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 restructures the councillor information-access framework by creating three procedural streams for information requests: publicly available information, “substantial information requests,” and all other requests that remain subject to the existing 72-hour disclosure rule. Councils may define substantial information requests by bylaw and set local procedures for how they are handled, including any required council resolutions and reporting expectations. The Minister’s regulation-making authority is expanded to include oversight of substantial information request bylaws.</p>	<p>s. 208.1(1) Councillors requesting information under s. 153(d) were entitled to receive it from the CAO as soon as practicable, subject to subsection (2) and any regulations.</p> <p>s. 208.1(2) The CAO could refuse to provide personal or confidential information after considering statutory factors.</p> <p>s. 208.1(3) Information provided to one councillor had to be provided to all councillors within 72 hours.</p> <p>s. 208.1(4) The CAO was required to provide reasons for refusing a request.</p> <p>s. 208.1(5) The Minister could make regulations on procedures and additional confidentiality factors.</p>	<p>Retains councillors’ right to access information necessary to perform their duties.</p> <p>Adds new subsections (3.1)-(3.4), which:</p> <ul style="list-style-type: none"> • Changes the language to say the CAO may share publicly available information with all councillors and removes the 72-hour requirement, • Introduces the concept of “substantial information requests,” • Authorizes councils to define substantial requests by bylaw and establish local procedures (e.g., requiring a council resolution before the CAO must comply, or imposing reporting requirements). <p>Maintains the requirement to provide reasons for refusing a request.</p> <p>Expands the Minister’s regulation-making authority to include substantial information requests and related bylaws.</p>	<p>The amendments create a three-stream framework for councillor information access. The existing process in s. 208.1(1) and (3) continues to apply to information requests that do not fall into one of the new categories, requiring the CAO to provide the information as soon as practicable and to share it with all councillors within 72 hours. Publicly available information is treated differently under s. 208.1(3.1), as the CAO may (but is not required to) share it with all councillors. A third stream is introduced through “substantial information requests,” which councils may define by bylaw and for which local procedures may be established, including whether a council resolution is required before the CAO must comply and what form of reporting to council is required.</p> <p>As the legislation does not define what constitutes a substantial information request, municipalities will need to establish criteria through bylaw to support consistent application. Clear definitions and procedures will help ensure both council and administration understand when the 72-hour disclosure requirement applies and how substantial requests are to be processed.</p> <p>Concerns previously raised by RMA when this provision was introduced in Bill 50 remain relevant, as s. 208.1(2)(d) continues to allow the CAO or designate to consider “any other relevant factor” when deciding whether to release personal or confidential information. The breadth of this clause may create uncertainty for administrations in determining what must be weighed and increases the risk of inadvertent disclosure if a factor later deemed relevant was not considered.</p>

Public Disclosure of Employee Compensation, S. 215.1-7

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 adds sections 215.1-7 to the MGA, requiring municipalities, beginning in 2027, to annually publish compensation information for employees whose total compensation and severance exceed the threshold set under the <i>Public Sector Compensation Transparency Act</i> (PSCTA). Municipalities must post specified details on their website, notify the Minister if no employees exceed the threshold, and follow Minister- determined processes for reporting and corrections. The amendments include safety-based exemptions, audit and enforcement powers for the Minister, transitional protections for pre-2026 confidentiality clauses, and statutory immunity for disclosures made in accordance with these requirements.</p>	<p>No previous provision.</p>	<p>s. 215.1 defines key terms, including compensation, non-monetary benefits, severance, and the threshold tied to the PSCTA.</p> <p>s. 215.2 requires municipalities, starting in 2027, to publish by June 30 the name, position, compensation, non-monetary benefits, and severance of employees whose total compensation and severance exceed the threshold, or to publish a notice and inform the Minister if none do. Municipalities must submit information to the Minister before publication, and a safety-based exemption is available. Division 2 of Part 1 of the <i>Access to Information Act</i> does not apply.</p> <p>s. 215.3 authorizes the Minister to order audits, with municipalities required to cooperate and responsible for associated costs.</p> <p>s. 215.4 provides a temporary exemption for employees with pre-2026 contractual confidentiality rights, ending at expiry, waiver, or December 31, 2027.</p> <p>s. 215.5 allows the Minister to publicly disclose municipal non-compliance.</p> <p>s. 215.6 provides statutory immunity for disclosures made under s. 215.2.</p> <p>s. 215.7 authorizes regulation-making.</p>	<p>The amendments expand provincial oversight of municipal employment practices by introducing a standardized compensation-disclosure framework aligned with provincial public-sector reporting. The amendments reflect direction from the Minister of Municipal Affairs’ 2025 mandate letter and represents a shift toward greater provincial influence over municipal operations, particularly in how municipalities structure and report employee compensation.</p> <p>The new requirements add administrative complexity for municipalities, including mandatory pre-publication reporting to the Minister, compliance with Minister-established correction processes, and the possibility of internal or external audits. These oversight tools strengthen provincial enforcement but may increase administrative and financial pressures, particularly for smaller or rural municipalities with limited capacity.</p> <p>Expanding salary disclosure to municipal staff raises privacy concerns and may affect municipal workforce stability. Publicizing individual compensation can discourage prospective applicants or current employees who prefer greater privacy, increasing the risk of a chilling effect on recruitment and retention. This impact may be more pronounced in smaller or rural municipalities that already face challenges attracting and retaining qualified administrative professionals.</p>

Policing Cost Transparency on Tax Notices, S. 334

Summary	Previous Status	Amended Status	Analysis
<p>Section 334(4) authorizes municipalities to disclose, directly on the annual tax notice, the specific portion of municipal tax rates and resulting tax amounts that are used to fund policing costs under the <i>Police Act</i>.</p>	<p>No previous provision.</p>	<p>s. 334(4) Despite subsection (2), a tax notice may show, separately from all other tax rates shown on the notice,</p> <p>(a) the portion of the tax rates set by the property tax bylaw that is required to raise the revenue to pay the amounts owing under section 4(1) of the <i>Police Act</i> or under an agreement referred to in section 22(1) of the <i>Police Act</i>, and</p> <p>(b) the amount of tax imposed in respect of the portion of the tax rates referred to in clause (a).</p>	<p>Section 334(4) lets municipalities display policing costs as a separate line on tax notices, but it does not let them treat policing as a true requisition.</p> <p>This amendment functions primarily as a communication tool, through which municipalities can show residents what portion of their taxes are driven by provincial policing obligations. This may help explain rising tax pressures, but there is no mechanism for rural municipalities to separate policing costs from their general tax rate as an actual requisition.</p> <p>When policing costs rise, municipalities must raise taxes for residents or cut funding for other essential services to account for the charge. In Fall 2024, RMA members passed Resolution 4-24F, calling for an amendment to the MGA to classify the PFM levy as a requisition. This resolution was driven by concerns over the transparency of PFM costs and the need for residents to be fully aware of their contributions toward policing services.</p> <p>A separate requisition would clearly show that policing costs are imposed externally and collected by municipalities on behalf of the Government of Alberta. With changes through Section 334(4), it may still leave the impression that the municipality itself is responsible for the increased costs. This can lead to frustrations when policing costs are rising significantly, likely with no accompanying visible increases to service levels.</p>

Municipal Transparency: RMA Analysis

Initial Reaction

The amendments within this theme introduce several new governance and information-management requirements for municipalities. While transparency is an important principle, the intent behind these changes is not clearly articulated, and it remains unclear what specific problems they are intended to solve. Without clarity, the risk is that municipalities will face new processes and obligations that may not meaningfully improve accountability or public understanding.

The amendments collectively expand provincial influence over internal municipal processes, ranging from CAO reporting, councillor information access, employee compensation disclosure, to BIA governance processes, and even how provincially imposed policing costs may be displayed on tax notices. While this last change allows municipalities to show policing costs separately, it does not permit them to treat the Police Funding Model levy as a requisition, meaning municipalities must still fund the obligation from their own tax base on the province's behalf. While some of the amendments provide varying levels of clarity, overall, they increase provincial oversight with uncertain benefits, particularly given the absence of a clear rationale showing how these changes will enhance transparency or public trust.

Autonomy Impact

The amendments narrow municipal autonomy by prescribing how internal information must be managed, reported, and disclosed. Requirements for CAO reporting on natural person powers introduce provincial expectations into administrative decision-making, creating the potential for blurred governance-administration boundaries, particularly given that several key exceptions such as "routine operational matter" and "personnel matter" remain undefined. As a result, the amendments refine but do not fundamentally resolve the ambiguity introduced under Bill 50, and municipalities will likely face challenges in determining what constitutes a reportable action.

A similar challenge arises with the councillor information-access amendments. Although municipalities may now define "substantial information requests" through bylaw, the legislation does not itself define the term, leaving municipalities to determine the threshold without statutory guidance. The new framework effectively creates three categories of information: publicly available information, "substantial information" to be governed by bylaw, and all other requests that default to the existing process in which the CAO must provide information to the requesting councillor as soon as practicable and then share it with all councillors within 72 hours of doing so. If information is not clearly captured in a substantial information request bylaw, it falls into this third category, which could trigger broad reporting obligations. This recreates concerns RMA raised when the Bill 50 provisions were introduced: that large volumes of information could still fall into this catch-all category, increasing administrative workload and creating potential tension between councils and administrations.

Further to this, Bill 28 expands the Minister's regulation-making authority to include substantial information requests and the bylaws that govern them. While municipalities may draft their own bylaws, the Minister now has the ability to prescribe requirements or procedures that may not reflect local dynamics or administrative capacity, further constraining municipal autonomy.

Rural Impact

Rural municipalities may face disproportionate impacts from the transparency amendments due to limited administrative capacity and the broad operational responsibilities inherent to smaller organizations. New reporting and disclosure requirements, particularly those related to natural person powers and councillor information access, could strain already stretched administrations, as even modest increases in information-management responsibilities can have significant effects in rural contexts.

Ambiguity around what constitutes a reportable action or a substantial information request may heighten the risk of administrative burden and political tension, especially where CAOs perform multiple operational roles. The compensation-disclosure framework may also pose challenges in rural communities, where employees are easily identifiable and privacy concerns can affect recruitment and retention.

Public Institutions

Expanded Ministerial Inspection Powers for Public Libraries, S. 39 (*Libraries Act*)

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 expands the Minister's inspection powers under s. 39 of the <i>Libraries Act</i>. Previously limited to reviewing a Board's records, the Minister may now appoint inspectors to examine any matter related to the management, administration, or operation of a public library, including library property, services, and staff information. Inspectors may require employees to provide information, and the Minister may issue any order considered appropriate following an inspection.</p>	<p>s. 39(1) The Minister or a person authorized in writing by the Minister may, during regular business hours, inspect the records of a board.</p> <p>s. 39(2) A person authorized under subsection (1) shall, while inspecting the records of a board, carry identification in the prescribed form and present it on request.</p>	<p>s. 39(1) defines "library service point."</p> <p>s. 39(2) authorizes the Minister to appoint inspectors to review any matter related to a public library's management, administration, operation, or compliance with the Act and regulations.</p> <p>s. 39(3) permits inspectors to inspect library property and services, examine and copy relevant records, and require employees to provide information.</p> <p>s. 39(4)-(5) require inspections to occur during regular business hours and for inspectors to carry prescribed identification.</p> <p>s. 39(6) requires inspectors to report findings to the Minister and provide a copy to the Board.</p> <p>s. 39(7) allows the Minister to make any order considered appropriate following an inspection.</p>	<p>The amendments significantly broaden the Minister's authority over public libraries by transforming s. 39 from a narrow records-inspection provision into a comprehensive operational oversight tool. Inspectors may now review any aspect of a library's management, administration, or service delivery, extending provincial oversight into areas previously left to local governance.</p> <p>The expanded inspection authority results in a more active provincial role in overseeing library operations, allowing the Minister to review operational practices, service delivery, and compliance in ways that were not previously authorized.</p> <p>These changes may also introduce additional administrative demands for library boards and staff, who may need to allocate time and resources to support inspections, prepare documentation, and respond to information requests. Depending on the frequency and breadth of inspections, there could be associated financial implications, such as staff time, record-management requirements, or the need to implement operational adjustments in response to Ministerial orders. The expanded powers also raise concerns about potential impacts on the autonomy of locally governed library boards.</p>

Ministerial Guidance for Library Governance, S. 40 & 40.1 (*Libraries Act*)

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 expands the Minister’s authority to regulate access to and use of public library property, including the ability to create age-based restrictions on borrowing or use. It also introduces a new section, s. 40.1, allowing the Minister to issue publicly available guidelines interpreting or applying these regulations.</p>	<p>s. 40 allowed the Minister to make regulations, but did not include authority over access, use, or borrowing of library property.</p> <p>s. 40(b.1) [did not exist]</p> <p>s. 40.1 [did not exist]</p>	<p>s. 40(b.1) authorizes the Minister to make regulations respecting access to, use of, and borrowing of public library property by members of the public, including regulations that restrict access, use, or borrowing based on age.</p> <p>s. 40.1(1) allows the Minister to issue guidelines on how regulations made under s. 40(b.1) should be interpreted or applied.</p> <p>s. 40.1(2) requires the Minister to make such guidelines publicly available in a manner the Minister considers appropriate.</p>	<p>These amendments expand the Minister’s authority to establish rules governing how the public accesses and uses library property, including the ability to establish age-based restrictions. Decisions about borrowing privileges, access to materials, and circulation policies have historically been made by local library boards, so this represents a shift toward more centralized provincial direction.</p> <p>The practical impact of these amendments will depend on the scope of future regulations. Municipal Affairs’ Fact Sheet indicates that upcoming rules may address age-appropriate access to materials containing explicit visual content which could require libraries to adjust how certain materials are stored, accessed, or borrowed.</p> <p>The addition of s. 40.1 allows the Minister to issue guidelines interpreting these regulations, which may further shape how local boards implement provincial requirements. This may have implications for the traditional autonomy of locally governed library boards, though the degree of impact will depend on how prescriptive future regulations and guidelines become.</p>

Authority Over Municipal Public Utility Governance, S. 44.1

Summary	Previous Status	Amended Status	Analysis
<p>Bill 28 introduces s. 44.1, giving Cabinet the authority to require a municipality to transfer ownership or control of a public utility to a designated “public utility entity.” Future regulations may determine governance, operations, asset transfers, and which parts of the MGA apply. This introduces a new provincial mechanism for intervening in municipal utility governance and service delivery.</p>	<p>No previous provision.</p>	<p>s. 44.1(1) Defines “public utility entity” as:</p> <ul style="list-style-type: none"> • a controlled corporation; • a regional services commission; or • any other entity prescribed by regulation. <p>s. 44.1(2) Authorizes the Lieutenant Governor in Council to make regulations:</p> <ul style="list-style-type: none"> • prescribing additional public utility entities; • requiring a municipality to transfer ownership or control of a public utility to such an entity. <p>s. 44.1(3) Regulations may:</p> <ul style="list-style-type: none"> • set out governance, operation, and management of the public utility entity; • address the transfer of assets, employees, and operations; • modify or exclude MGA provisions; • apply generally or specifically; • prevail over the MGA where inconsistent. • address any additional matters the Lieutenant Governor in Council considers necessary to carry out the purposes of this section. 	<p>This amendment establishes new provincial authority to alter the governance of municipal public utilities. By allowing Cabinet to require a municipality to transfer ownership or control of a utility to a designated entity, s. 44.1 introduces a level of provincial intervention not previously present in the MGA. This raises important considerations for municipal autonomy.</p> <p>The intent of this authority has not been articulated, and further clarity will depend on forthcoming regulations. Until regulations are developed, municipalities have limited visibility into the circumstances under which Cabinet might compel a transfer, the criteria that would guide such a decision, or the possible form of “public utility entities” that may be created through regulation.</p> <p>The regulation-making powers under s. 44.1 allow Cabinet to determine governance structures, operational models, the terms of asset and staff transfers, and to override portions of the MGA. This creates uncertainty for municipalities, residents, and businesses until the regulatory framework is defined, and could, in theory, impact governance, costs, and service levels associated with public utilities.</p> <p>From an RMA perspective, any use of this authority should be guided by clear criteria, transparent processes, and meaningful collaboration with affected municipalities. Local expertise, operational realities, and the importance of municipal autonomy should be central considerations in any decision to alter the governance of public utilities. The ability for the Lieutenant Governor in Council to prescribe “any other entity” as a public utility entity under s. 44.1(1)(c) further underscores the need for clarity, as this could include entities beyond traditional municipal or regional structures.</p>

Public Institutions: RMA Analysis

Initial Reaction

The amendments within this theme introduce new provincial mechanisms to intervene in the governance of public institutions, specifically municipal utilities and public libraries. The changes introduce oversight provisions that significantly expand provincial involvement in institutions traditionally governed locally, reducing municipal and board-level decision-making authority and shifting control to the province. The extent of these impacts will depend on how these powers are applied through future regulations, leaving municipalities uncertain about the potential implications for governance, operations, and service delivery. It is currently unclear what circumstances or thresholds may be used to activate the new powers, particularly related to public utilities.

Autonomy Impact

The most consequential autonomy impact arises from s. 44.1, which allows Cabinet to require a municipality to transfer ownership or control of a public utility to a designated entity. Municipalities currently have no clarity on the criteria that would trigger such a transfer, the governance structures that may be imposed, or the implications for assets, staff, and service levels or service costs. The ability for Cabinet to prescribe “any other entity” as a public utility entity further underscores the breadth of this authority, allowing future governance structures to be defined entirely through regulation and creating uncertainty about the types of entities that may ultimately assume control of municipal utilities. Until regulations are developed, municipalities face considerable uncertainty regarding the future governance of their utilities.

The amendments to the *Libraries Act* expand provincial authority by allowing the Minister to inspect any aspect of a library’s management, administration, or operations and by enabling new regulations and guidelines governing access to and use of library property. These changes extend provincial involvement well beyond the previous records-focused provisions and shift certain decisions from local authorities. As a result, library boards and associated municipal representatives may face increased oversight in an area traditionally governed at the local level.

Rural Impact

In rural communities, utilities and libraries are closely tied to local decision-making and community identity. Centralizing authority over these services may have a more pronounced impact in rural areas, where changes imposed externally may not align with local priorities or existing service practices. The potential for provincially directed governance shifts introduces uncertainty for rural municipalities, residents, and businesses who rely on locally responsive service delivery.



Kneehill Regional Emergency Management Agency (KREMA)

Minutes - Thursday, May 7, 2026
3:00pm, Carbon Community Centre

Attendance:

Marvin Franke	Town of Trochu
Joanna Krabsen	Town of Trochu
Gary Sawatzky	Village of Acme
Terence Schofield	Village of Linden, Village of Carbon
Tracey Gorr	Village of Carbon
Jody Kranzler	Village of Carbon Fire Chief
Wade	Village of Carbon Public Works
Debra Neitz	Kneehill County
Theresa Cochran	Kneehill County
Lorne Thompson	AEMA Field Officer
Brad Milton	AEMA Field Officer
Angie Stewart	KRFCSS, ESS
Agency Rep	Sharlee Kanters, ATCO Enpower – Carbon station

1.0 Call to Order, Introductions

Deb Neitz called the meeting to order at 3:00 pm. Introductions, including new AEMA field officer.

2.0 Agenda for Thursday, May 7, 2026 – review, adoption

The Agenda for Thursday, May 7, 2026, meeting was approved as presented by Terence.

3.0 Minutes from Thursday, Mar 12, 2026 – review, adoption

The Minutes from Thursday, Mar 12, 2026, meeting was approved as presented by Lynda.

4.0 ATCO EnPower representative

Overview of onsite meeting last November with Carbon Fire and Kneehill County at the ATCO EnPower facility in Sharples area. As with any oilfield response plan under Directive 71, fire is called out and will stage until an Operator is onsite. They are going to be making upgrades to the site, including adjusting the flare stack. This was brought up as a concern for fire starters in high winds, Karlee to get info back to group on this. It takes 70 minutes to blow down at the facility right now, which is too long, the standard is 15 minutes so this is the main reason for the site re-alignment happening. There is a meeting facility available for us to use and they will reach out if there are spots in their ICS100 or ICS200 classes.

5.0 Alberta Emergency Management Agency update

- Brad Milton has joined the Central Region in a Field Officer capacity.
- Will help with training where needed with enough notice. AEMA training calendar online has list of courses.
- Community Audit has been emailed, all requirements met. Best practices such as financial policies and recovery plans are on the list of to-do's.

- Hazard Identification Risk Assessment – HIRA – a new method of these has been released by the province. It is a two day course, if interested contact AEMA. We will be looking into adjusting our process this fall to align better with inviting historical community members and agency/community partners.
- Flood supplies are available through PECC.

6.0 Training Update

- **Training Plan for 2026**
 - **ICS100** – ensure your employees have ICS100 online and BEM (Basic Emergency Management) - this is set up by DEM emailing AEMA.training@gov.ab.ca
 - **ICS200** – will look at booking this for fall 2026 or winter 2027, following the functional exercise.
 - **ICS300** – 6 months will be up in May for the last 200 class – will look at booking this after next ICS200 class. AEMA training calendar for courses in meantime.
 - **Functional Exercises** – Deb to send out Councillor expectations and key message document for attending the event, including times of importance for them to be a part of (IE: declaring SOLE, authority of spending). AEMA will be there to help with training Councillors too. Didn't get RFQ's back so looking for simcell contractor continues, have made some phone calls.
 - **DEM** – Trochu hosting the DEM course tomorrow, thank you!

7.0 Round Table

- EP Week – everyone sharing BePrepared Alberta ads. Kneehill County is seeing 2000 views a day on its polls.
- Logo change? Consideration for discussion at the next fall meeting.
- Acme – Fire members have increased from 10 to 30 in past year with many coming from Linden area. Accidents are increasing locally due to highway set up and increase in traffic.
- Carbon – Tender is getting fixed, 1 Councillor is needing Local Authority training yet – Tracy to send information to Lorne Thompson or AEMA.training@gov.ab.ca.
- Carbon Tour of Hall – they have a generator that is started every month. The Drumheller Jail would use the hall facility as a temporary location if evacuation would need to occur, they would organize everything themselves.
- Linden – Control burn completed on coulee hill. Community events are coming, please remind community of the Public Event guidebook.

8.0 Train Derailment Table-Top

- Deb to schedule a virtual one before the functional exercise.

9.0 Adjournment at 1605 by Deb – Next meeting at Kneehill County September 10 at 3:00pm



Coalition of Alberta Public Libraries Weekly Status

Reporting Period: May 4 – May 10

On the Radar This Week

- Please continue to encourage patrons to send in digital postcards. To date, more than 21,000 emails have been sent! This is particularly impressive because it is all organically driven, meaning that just by asking folks to send the postcard, we have made a real impact.
- Thanks also for your efforts to raise this issue with your local media. Since April 2, 103 news stories have been generated across the province.
- CAP Libraries will host an online Town Hall meeting within the next month and will ask that your library board chair (or designate), members of municipal councils and CAOs attend. The purpose of this Town Hall is to help municipalities understand the cost implications of Bill 28, and to discuss key messages for them to express to the Minister and Premier with regard to funding Bill 28 requirements. Watch for details on this.
- Even if Bill 28 passes third reading, it can still be amended right up to the point prior to Royal Assent. There is still time to impress upon MLAs the costs and implications of Bill 28.
- This week, those of you who completed the Impact Survey will receive a template letter to send to your MLA outlining the impacts of Bill 28 on your library. Content for the letter has been drawn from your responses to the Impact Survey we circulated in April. Please feel free to customize this, but it should provide a good starting point. Please note, that if you belong to a regional system, the system may also send the same letter to your MLA, to demonstrate the concerns that libraries have about implementing Bill 28.
- We are asking two things related to this:
 - Firstly, that you finalize and send the letter to your MLA in the next two weeks, and that you copy your municipal council so that they can understand the impact that will result from Bill 28.
 - Secondly, during the summer "BBQ season" when MLAs are in their home constituencies, we ask that you meet with them to discuss the implications of Bill 28 (especially the costs) and ask that they speak to the Minister of Municipal Affairs about consulting with libraries for the development of the regulations. Consultation is the most important action we are seeking at this time, as it has the potential to greatly impact the extent of changes that will be required

Media Coverage

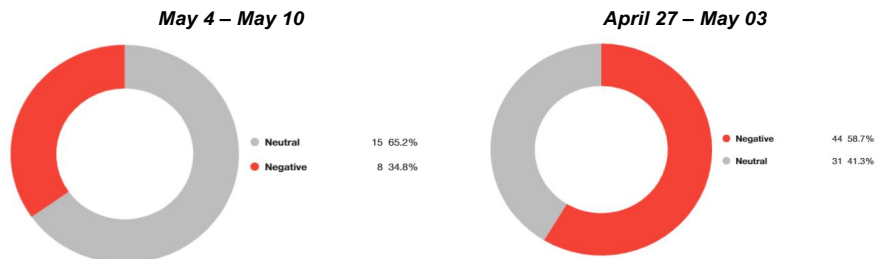
<https://www.capllibraries.ca/in-the-news>

Key media and sector insights

- Edmonton City Council voted 12-1 to direct the mayor to write to the province expressing concerns about Bill 28. This introduces a major municipal voice into a discussion that had previously been led primarily by library boards and sector associations, marking a notable broadening of institutional opposition beyond the library sector.
- Coverage emphasized the absence of evidence cited by the province. The Edmonton Journal reported that no examples of youth accessing inappropriate materials in public libraries were provided when councillors asked directly, reinforcing an emerging narrative that the legislation may be responding to a perceived rather than demonstrated problem.
- The Vermilion Public Library Board unanimously endorsed a call to pause the legislation, while outlets such as the Red Deer Advocate covered local implications, suggesting the issue is gaining traction in community-level discussion beyond Edmonton.

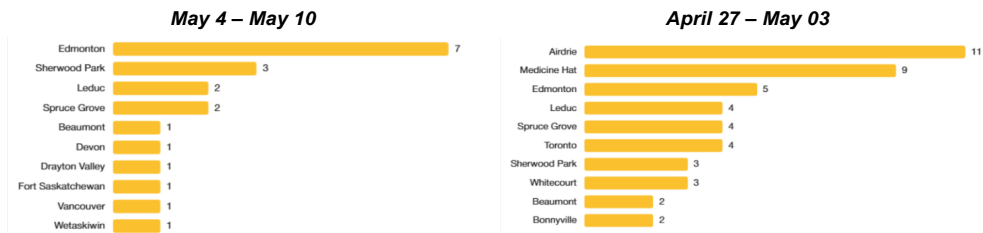
Sentiment

- Negative sentiment decreased to 34.8% this week, down from 58.7% last week, while neutral coverage rose to 65.2%. (Note: negative sentiment reflects concern or opposition toward Bill 28 and related government policy, not criticism of public libraries.)
- The shift reflects a change in format rather than tone. Last week's elevated negative share was driven by a higher proportion of opinion and commentary pieces; this week's coverage skewed toward straight news reporting, which tends to be scored as neutral even when the substance is critical. The underlying narrative — that Bill 28 raises serious concerns about evidence, local governance and access to information — remained consistent across outlets.



Geographic reach

- Edmonton and its adjacent communities — Sherwood Park, Leduc, Spruce Grove, Devon, and Fort Saskatchewan — dominated this week’s geographic footprint, a notable concentration in and around the capital driven by the weight of the city council story and its pickup across Edmonton-area outlets.
- Vancouver’s single mention was the only out-of-province signal this week, replacing Toronto which had appeared in previous weeks.



Social Media

Performance Overview:

- Number of posts published this week: 20
- Profile Impressions: 75,622
- Profile Engagement: 5,428
- Profile Engagement Rate: 7.2%
- Profile Post Link Click: 267

Platform	Impressions / Views	Compare	Engagement	Compare	Engagement Rate	Compare
X	63	↓ 21%	8	↑ 33%	12.9%	↑ 67%
Facebook	56,226	↑ 58%	4,411	↑ 94%	7.8%	↑ 23 %
Instagram	7,224	↓ 40%	362	↓ 19	5%	↑ 36%
LinkedIn	1,115	↓ 56%	122	↓ 28%	11%	↑ 65%
Total	64,627	↑ 28%	4,903	↑ 69%	7.6%	↑ 32%

Insights:

- Social media performance rebounded strongly this week, with total impressions (+28%) and engagement (+69%) increasing significantly after slight decline.
- Facebook drove the majority of growth, with impressions (+58%) and engagement (+94%) rising sharply, re-establishing it as the strongest-performing platform overall.
- While Instagram and LinkedIn saw declines in reach, engagement rates improved across all platforms, suggesting audiences who did engage were interacting more meaningfully with content.

CAP Libraries Website

	May 04 - 10	Since launch
Total users	7,686	27,271
Views	19,383	89,697
Newsletter signups	651	1,739

Insights:

- Website traffic saw a strong recovery this week, with total users reaching 7,686 and views increasing to nearly 20,000, indicating renewed audience interest and stronger referral traffic from campaigns and social content.
- Newsletter signups increased substantially to 651, bringing total signups since launch to 1,739 and showing continued success in converting visitors into subscribers.
- Overall, performance suggests the campaign regained momentum this week following the more normalized engagement levels seen previously.

Digital Postcard

The campaign continued to perform strongly during the April 27–May 10 reporting period, generating 4,900 submissions, 7,854 emails sent, and 1,728 email opens. While total email volume was lower than the previous reporting period, engagement strengthened significantly, with the overall open rate increasing from 14.5% to 22%.

Key Metrics

Metric	April 14-26	April 27 – May 10	Since launch
Submissions	3206	4900	8106
Emails Sent	16044	7854	23898
Email Opens	2328	1728	4056
Open Rate	14.5%	22%	16.9%

Recipient Engagement

Audience	Emails Sent	Opens	Open Rate
Danielle Smith	2632	148	5.6%
Dan Williams	2630	130	4.9%
Other MLAs	2592	1450	55.9%

Recipient engagement was led by Other MLAs, with 2592 emails sent, 1,450 opens, and a 55.9% open rate. Danielle Smith and Dan Williams each received just over 2600 emails, with over 4.5% open rate. Overall, the results demonstrate sustained campaign reach alongside strengthening engagement across government audiences.

Top 10 Contributing Cities

Since launch, the campaign has driven 8106 submissions and 23,898 emails sent. Edmonton and Calgary remain the top contributing cities by a wide margin, followed by Sherwood Park, St. Albert, and Red Deer, reflecting continued engagement across both urban and regional communities throughout Alberta.

City	# of form submissions
Edmonton	3224
Calgary	2221
Sherwood Park	386
St. Albert	160
Red Deer	142
Lethbridge	107
Grande Prairie	88
Camrose	82
Airdrie	78
Spruce Grove	76

Kneehill Regional Family and Community Support Services
March 10, 2026 Meeting Minutes

A Regular Meeting of the Kneehill Regional Family and Community Support Services (FCSS) board was held at the Kneehill Regional FCSS Office in Three Hills, Alberta on March 10, 2026, commencing at 6:54 p.m.

PRESENT:

Jaime Martel	Town of Trochu Councilor Representative and Chairperson
Marilyn Sept	Town of Three Hills Councilor Representative and Vice Chairperson
Heather Sweetman	Village of Linden Councilor Representative
Rhonda Laking	Village of Acme Councilor Representative
Rosalie Jimmo	Village of Carbon Councilor Representative
Laura Lee Machell – Cunningham	Kneehill County Councilor Representative
Angie Stewart	Kneehill Regional FCSS Director and Recording Secretary

Board Package (attached and forming part of the minutes)

BOARD PACKAGE The following documentation was distributed to the Board:

- Agenda
- January 13, 2026 Regular Meeting Minutes
- Kneehill Regional FCSS Director's Report
- Seniors Outreach 2025 Final Report
- 2025 Year End Financials
- 2026 Year to Date Financials

CALL TO ORDER Mrs. Martel called the meeting to order at 6:54 p.m.

AGENDA 1.0 Approval of Agenda
06/26 *Mrs. Sweetman moved approval of the agenda as presented.* **CARRIED**

MINUTES 2.0 Approval of Minutes
07/26 *Mrs. Machell-Cunningham moved approval of the January 13, 2026 regular meeting minutes.* **CARRIED**

BUSINESS ARISING 3.0 Business Pending from Minutes
No Business Pending

REPORTS 4.1 Director's Report
FCSS

- Written report attached.

FAMILY WELLNESS PROGRAM

- Written report attached.

SENIORS OUTREACH

- Written report attached.

GRANT WRITER

- Written report attached.

08/26 *Mrs. Jimmo moved to receive the Director's report.* **CARRIED**

Kneehill Regional Family and Community Support Services
March 10, 2026 Meeting Minutes

4.2 Board Member Reports

Mrs. Laking is sitting on the ABMuni's Health and Social Wellbeing Committee. One of their priorities for 2026 is advocating increased funding for FCSS.

FIN REPORTS

5.0 Financial Reports

The Board reviewed the financial reports.

09/26

Mrs. Sept moved acceptance of the financial reports.

CARRIED

NEW BUSINESS

6.0 New Business

The FCSS Multi Municipal Agreement was up for review in January. Mrs. Machell-Cunningham has requested that board members bring the document to their CAO's and council for updates and clarification.

NEXT MEETING

7.0 Next Meeting

The next meeting is scheduled for Tuesday, May 12, 2026 at the Kneehill Regional FCSS office in Three Hills, Alberta, commencing at 7:00 p.m.

ADJOURNMENT

8.0 Adjournment

Mrs. Martel adjourned the meeting at 7:26 p.m.



Chairperson


Recording Secretary



**MINUTES
VILLAGE OF LINDEN
Regular Council Meeting
Monday, May 25, 2026
Time: 7:00 PM
Location: Linden Village Office**

Present: Kelly Klassen, Mayor
Sonia Ens, Deputy Mayor
Heather Sweetman, Councillor
Patricia McConnell, Councillor
John Hillis, Councillor

Council Absent:

Staff Present: Lynda vanderWoerd, CAO

1. CALL TO ORDER

1.1 Mayor Kelly Klassen to call the meeting to order at 7:01 p.m.

2. AGENDA

RES-131-2026

Moved by Heather Sweetman

That the Agenda for the Regular Council Meeting held on Monday, May 25, 2026 be adopted with the following additions:

8. Business 8.1 Continuation of Budget Discussion and 2026 Property Tax Bylaw.

CARRIED.

3. ADOPTION OF MINUTES

3.1 Adoption of Minutes

RES-132-2026

Moved by Sonia Ens

That the Minutes for the Committee of the Whole and Regular Council Meeting held on May 11, 2026 be adopted as presented.

CARRIED.

4. PUBLIC HEARING

5. DELEGATIONS

5.1 Christopher John Socholotuk, ACP
Interim Director, Central Zone
Emergency Health Services - Alberta

Aaron Thordarson

Division Chief
Emergency Health Services - Alberta

RES-133-2026

Moved by Heather Sweetman

That Council accept the presentation for information.

CARRIED. The parties left at 8:33 p.m. A recess was called at 8:33 p.m.
Council returned from recess at 8:42 p.m.

6. BYLAWS

6.1 2026 Property Tax Bylaw

RES-134-2026

Moved by Heather Sweetman

That Council postpone the motion until after the finalization of the budget discussion Under 8 Business, 8.2. Continuation of Budget Discussion and 2026 Property Bylaw.

CARRIED.

7. POLICIES

8. BUSINESS

8.1 STARS Funding Request

RES-135-2026

Moved by Sonia Ens

That Council approve a donation of \$1,000 to STARS for 2026.

CARRIED.

8.2 Continuation of Budget Discussion and 2026 Property Tax Bylaw

RES-136-2026

Moved by Heather Sweetman

That the Village of Linden Council approve the 2026 Budget with expenses of \$3,198,878 and revenues of \$3,198,878.

CARRIED.

RES-137-2026

Moved by Patricia McConnell

That the Village of Linden Council give first reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED.

RES-138-2026

Moved by John Hillis

That the Village of Linden Council give second reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED.

RES-139-2026

Moved by Sonia Ens

That the Village of Linden Council consider third reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED UNANIMOUSLY.

RES-140-2026

That the Village of Linden Council give third reading to Bylaw 2026-06 Property Tax Bylaw, being a bylaw to authorize the rates of taxation to be levied against taxable property within the Village of Linden for the 2026 taxation year.

CARRIED.

9. REPORTS

9.1. Financial Reports

9.1.1. Accounts Payable May 8 - 21, 2026 \$24,143.26

9.1.2. Bank Reconciliation (1st of month)

RES-141-2026

Moved by Sonia Ens

That the Financial Reports be accepted for information.

CARRIED.

9.2. ADMINISTRATIVE REPORTS (1st of Month)

9.2.1. Action List

9.2.2. CAO Report

9.2.3. Public Works Report

9.2.4. Grant Writer Report

9.2.5. Fire Department Report

9.2.6. RCMP Report

9.3. LEGISLATIVE REPORTS (1st of Month)

- 9.3.1. Mayor Kelly Klassen
Deputy Mayor Sonia Ens
Councillor Patricia McConnell
Councillor John Hillis
Councillor Heather Sweetman

10. OTHER ITEMS

10.1. MEETINGS OF COUNCIL

- 10.1.1. Regular Meeting of Council, Monday, June 8, 2026 held at the Village Office at 7:00 pm, visit www.linden.ca to listen.
- 10.1.2. Regular Meeting of Council, Monday, June 22, 2026 held at the Village Office at 7:00 pm, visit www.linden.ca to listen.

10.2. CONFERENCES

- 10.2.1. CFWR AGM, June 18, 2026 5:00 p.m. walking tour, 6:00 p.m. dinner, 7:00 p.m. AGM
Acme Community Centre, 139 Allison St., Acme AB.

11. CORRESPONDENCE

- 11.1 Bill 28
[04-17-26-Bill-28-RMA-Analysis](#)
- 11.2 Kneehill Regional Emergency Management Agency (KREMA)
[2026 May 7 KREMA Minutes](#)
- 11.3 Coalition of Alberta Public Libraries (CAPL) Update
[May11_CAPLibraries_StatusUpdate](#)
- 11.4 FCSS
[regfcssMinutes 20260310 Approved and Signed](#)
- 11.5 Rural & Remote Alberta - 2025 Alberta Provincial Estimations and Service Needs

RES-142-2026

Moved by Heather Sweetman

That the Correspondence be accepted for information.

CARRIED.

12. CLOSED SESSION (CONFIDENTIAL)

Confidential matters to be held in a closed session in accordance with MGA RVA 2000 Chapter M-26, Section 197 and of ATIA & POPA.

PRIOR TO HOLDING PART OF A MEETING TO BE CLOSED TO THE PUBLIC, Council must:

- approve by resolution the part of the meeting that is to be closed; and
- identify the basis for which the part of the meeting is to be closed (i.e. identifying the related section of ATIA & POPA).

13. ADJOURNMENT

- 13.1 Mayor Kelly Klassen adjourned the meeting at 9:29 p.m.

Kelly Klassen - Mayor

Lynda L. vanderWoerd - Chief
Administrative Officer

UNAPPROVED

**VILLAGE OF LINDEN
Request for Decision (RFD)**

**Experience our Vibrant Rural Lifestyle
Fiscal Responsibility – Growth & Development are the Strengths that Drive our Economic Prosperity.
Our Community – Experiencing Our Rural Community Lifestyle Inspires You to Develop Roots.
Governance – We are Focused on Our Community Through our Efficient and Transparent Governance.**

Meeting:	REGULAR COUNCIL MEETING
Meeting Date:	June 8, 2026
Submitted By:	Lynda vanderWoerd
Title:	Proposed Land Use Bylaw Amendment
Agenda Item:	RFD

BACKGROUND/PROPOSAL:

The Village of Linden is fortunate enough to have a large industrial section within our municipal boundaries.

The shortage of rental housing within the Village and surrounding areas affect our industrial partner's operations.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

By making application to amend the Land Use Bylaw 2023-10 to include a discretionary use under the Industrial District to allow for temporary work camps, we as a municipality can help support our industrial partners by providing a solution to housing temporary workers and support our local economy.

It is proposed that the Village complete a Land Use Bylaw Amendment Application for and submit to Palliser Regional Municipal Planning Services.

Many municipalities already allow for work camps in industrial areas as a discretionary use to accommodate the housing shortage.

- That Section 19.3.1 is amended by inserting the following use to the list of discretionary uses: Industrial Work Camp.
- That Section 19 is amended by adding the following regulations for industrial work camps to a new Section 19.6:

19.6.1 A temporary development permit for an Industrial Work Camp may be issued for up to one (1) year, unless otherwise approved by the Development Authority as a condition in a development permit.

19.6.2 In addition to the requirements in Section 5.1 Application for a Development Permit, an application for an Industrial Work Camp shall include:

- a. a description of the location, type, and purpose of the Industrial Work Camp;
- b. a plan and drawings showing the location, number and type of accommodations and associated buildings or structures and parking areas;

- c. a plan showing the adjacent land uses, and any proposed screening or fencing;
- d. a plan and/or description of the method of supplying water, sewage, and solid waste disposal to the Industrial Work Camp;
- e. the number of persons proposed to reside in the Industrial Work Camp;
- f. the anticipated start date of construction of the Industrial Work Camp, date of occupancy and removal date;
- g. reclamation measures once the Industrial Work Camp is complete and removed.

19.6.3 Once completed, an Industrial Work Camp site must be:

- a. reclaimed to its original condition; or
- b. reclaimed to a state where sediment and dust are controlled, and the aesthetics are returned to an acceptable condition, to the satisfaction of the Development Authority.

COSTS/SOURCE OF FUNDING (if applicable)

\$750

RECOMMENDED ACTION:

That Council review and advise Administration of decision to proceed with the LUB amendment application.

RECOMMENDED MOTION/S: (based on recommendations)

That the Village of Linden Council direct Administration to submit a Land Use Bylaw Amendment application on behalf of the Village to have added under the Industrial District the discretionary use, "work camps" and to work on the definitions and parameters of this discretionary use with Palliser Regional Municipal Planning Services.

OR

That the Village of Linden Council accept for information.

**VILLAGE OF LINDEN
Request for Decision (RFD)**

**Experience our Vibrant Rural Lifestyle
Fiscal Responsibility – Growth & Development are the Strengths that Drive our Economic Prosperity.
Our Community – Experiencing Our Rural Community Lifestyle Inspires You to Develop Roots.
Governance – We are Focused on Our Community Through our Efficient and Transparent Governance.**

Meeting:	REGULAR COUNCIL MEETING
Meeting Date:	June 8, 2026
Submitted By:	Lynda vanderWoerd
Title:	Xplore Inc. Tower Site, Access & Utility R/W
Agenda Item:	RFD

BACKGROUND/PROPOSAL:

Administration is in receipt of a third-party request from Scott Telecom for Xplore Inc with regards to their proposal to construct a Tower Site and Utility Right of Way, using existing access on the lands. The request is for consent for the following:

REQUEST	LEGAL
Utilize existing approach off Central Avenue West	Plan 9612047; Lot 2 (NW 20-30-25 W4M)
Proximity to Central Avenue West with Tower Site and Utility R/W	Plan 9612047; Lot 2 (NW 20-30-25 W4M)

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

The Village has a policy in place with regards to Telecommunications Structure, siting, and design development (as attached). This was provided to Scott Telecom.

The proposal is attached for your review. Xplore Inc has published an ad on June 3, 2026, in The Capital advising of the proposal.

- 45 m self-support tower
- All equipment to operate the facility will be located inside an equipment shelter at the base of the tower.
- Site plan covers 10mx10m area in Industrial District
- Equipment shelter will be 6'x8'
- Access to tower is existing approach off of Central Ave W
- Xplore Inc has researched existing antenna systems for colocation and found it could not utilize these existing systems.
- Photo simulation depicting the proposed tower is provided in attachment.

Service providers are required to consult with the local authority and general public regarding new telecommunication installations. The consultation process and procedures are outlined in the Village of Linden's Telecommunications Structure Policy: Siting and Design Development Policy (Policy 2023-05P).

Please note, that the Village of Linden (or any municipality for that matter) is not the approving authority for telecommunication structures. The federal Innovation, Science and Economic Development (ISED) is the approving authority for the development and operation of radiocommunication in Canada, including telecommunication structures, pursuant to the *Radiocommunication Act*.

Municipalities are only consulted for their input regarding the proposed placement of a telecommunication antenna structure. Note, that in cases where the municipality does not support a proposal, it cannot prevent a proponent from ultimately gaining permission from ISED to install a telecommunication structure.

The request is for any comments, questions or concerns regarding Xplore's telecommunications proposal. Comments are required prior to July 3, 2026.

COSTS/SOURCE OF FUNDING (if applicable)

n/a

RECOMMENDED ACTION:

That Council review Xplore Inc's proposal and the Village Telecommunications Policy and provide comments, if any.

RECOMMENDED MOTION/S: (based on recommendations)

That the Village of Linden direct Administration to provide the following comments with regards to Xplore Inc.'s proposal to construct a Tower Site and Utility Right of Way:

OR

That Council accepts for information.



XPLM-AB4545

May 20, 2026

Via email: cao@linden.ca

Village of Linden
Box 213
Linden, AB T0M 1J0

Attention: Third Party Administrator

RE: **THIRD PARTY REQUEST**
XPLORE INC.
TOWER SITE, ACCESS AND UTILITY R/W
AB4545 – Plan 9612047; Lot 2 (NW 20-30-25 W4M)

Xplore Inc. of 300 Lockhart Mill Rd Woodstock, NB E7M 5C3 is proposing to **construct a Tower Site and Utility Right of Way, using existing Access** on the above lands. We hereby request your consent for the following, as shown on the attached survey sketch:

REQUEST	LEGAL
Utilize existing approach off Central Avenue West	Plan 9612047; Lot 2 (NW 20-30-25 W4M)
Proximity to Central Avenue West with Tower Site and Utility R/W	Plan 9612047; Lot 2 (NW 20-30-25 W4M)

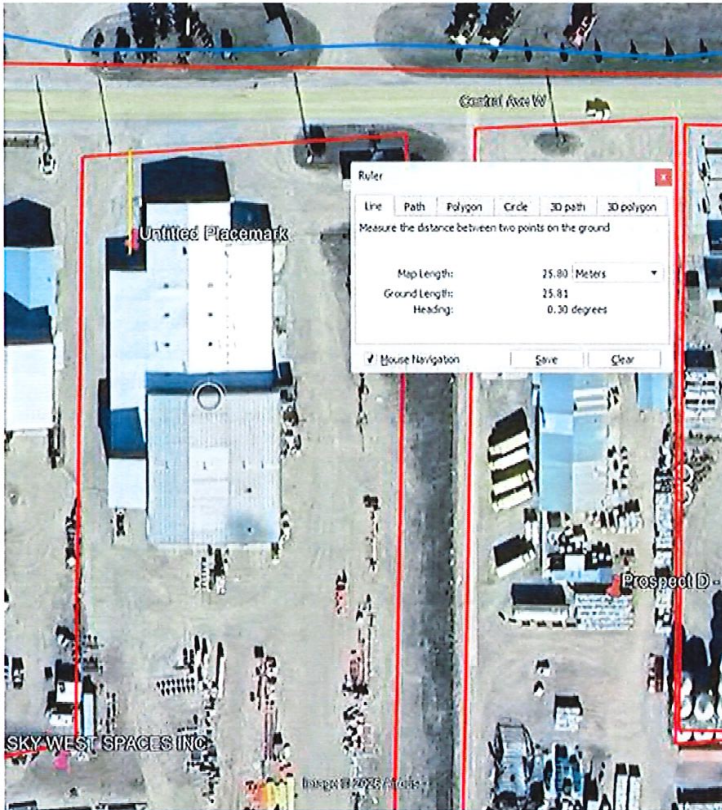
Should you have any questions do not hesitate to contact the undersigned at via e-mail at wdavis@scotland.ca or at 403-966-4641.

Yours truly,
SCOTT TELECOM SERVICES LTD.

Wendy Davis
Agent for: **XPLORE INC.**

Encl.

Suite #900, 202 - 6th Avenue S.W.
Calgary, Alberta
T2P 2R9
Telephone: (403) 261-1000 Fax: (403) 264-6265



Regards,

Michele Klein
Municipal Planner
Tel: 403-261-6514
Email: mklein@scotland.ca



June 3, 2026

To: Landowner

Re: Proposed Xplore Telecommunications Installation
 Located on a portion of Plan 9612047; Lot 2 (within NW 20-30-25 W4M)
 Municipal Address: 817 Central Ave W, Linden, AB T0M 1J0
 Xplore's File: AB4545

Xplore Inc. (Xplore) would like to notify area residents of a proposal to construct a telecommunications installation on a portion of Plan 9612047; Lot 2 (within NW 20-30-25 W4M) located in the Village of Linden. The proposed installation is a 45m (148ft) self-support tower with the approximate corresponding GPS coordinates of 51.590343°, -113.496548°. In addition, a public notice will be published in Three Hills Capital on the same day as mentioned above.

About Xplore

Xplore Inc. is Canada's leading rural broadband Internet provider. We believe everyone should have access to the online world, so we make our service available everywhere in Canada, including the hard to reach places. We overcome the challenges of Canada's vast geography through our hybrid network of fixed-wireless towers on the ground and next-generation satellites in space. Our customers live in the farthest reaches of the country and just outside of major urban centres, and through our coast-to-coast network of local dealers we connect them to all that the Internet offers. Xplore connects you to what matters online. For more information, please visit <https://www.xplore.com/why-choose-xplore/>.

Xplore's Proposal

In conformance with Innovation, Science and Economic Development Canada's (ISED) (formerly Industry Canada) policy for approving new telecommunications installations, Xplore has researched all existing antenna systems and other infrastructure capable of entertaining telecommunications equipment in the area. Xplore assessed 3 existing structures found within a 3km radius of the targeted area on which to collocate Xplore's equipment, however they are incapable of meeting the coverage objectives of this proposal. The existing structures are detailed below. All equipment necessary to operate this facility will reside within an equipment shelter at the base of the tower. Xplore attests that the installation will respect good engineering practices, including structural adequacy.

Latitude	Longitude	Height (m)	Distance (km)	Licensee Name	Disqualification Justification
51.590108	-113.491569	30	0.35	TELUS Communications Inc.	Tower is too short to meet coverage objectives.
51.590244	-113.488033	10	0.59	Unknown	Tower is too short to meet coverage objectives.
51.590136	-113.485983	37	0.74	Linden Water Tower (Xplore Inc. Tenant)	Water Tower top is at capacity and new colocation options will not meet coverage objectives.

Proposal Map



Health Canada

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. Xplore attests that the installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's *Safety Code 6*. This includes all combined effects of the installation, setting restrictions and limits to exposure to all radio frequencies and electromagnetic field strengths.

Canadian Environmental Assessment

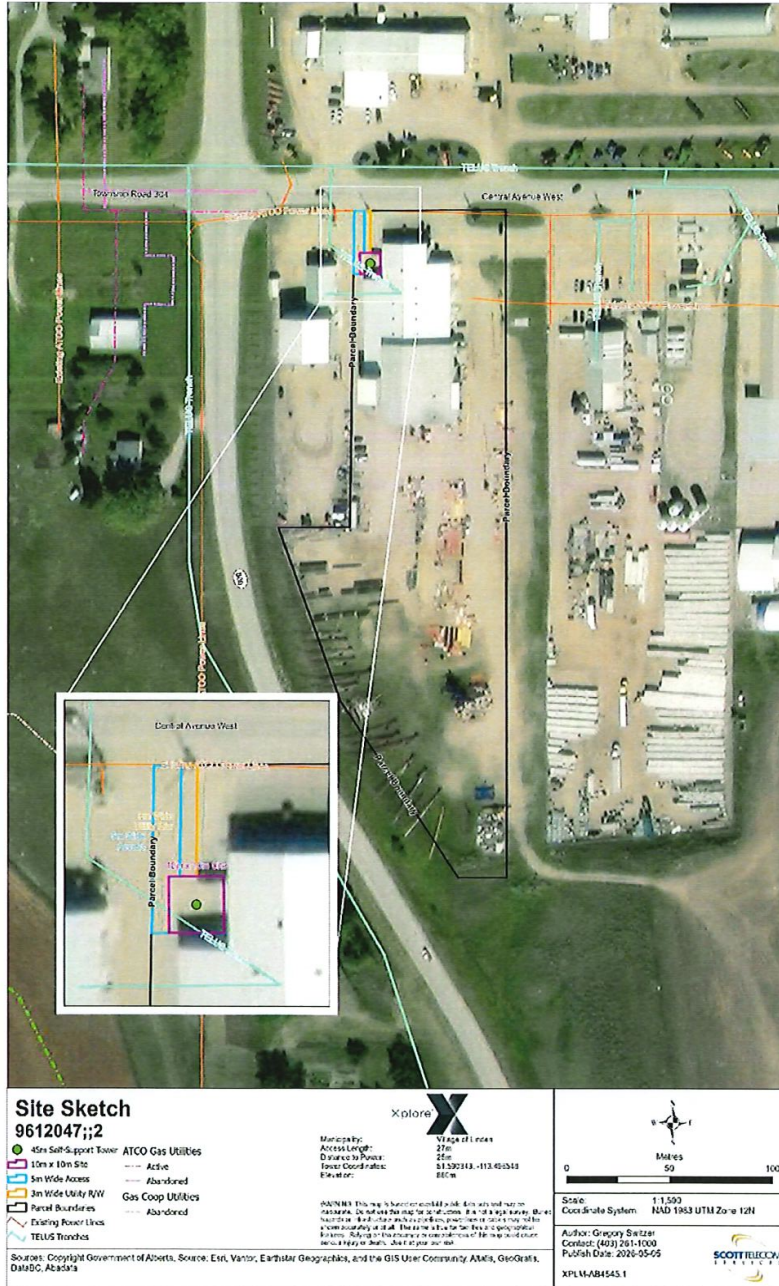
Proponents are responsible for ensuring that antenna systems are installed and operated in a manner that complies with other statutory requirements such as the *Canadian Environmental Protection Act, 1999*, the *Migratory Birds Convention Act, 1994*, and the *Species at Risk Act*, as applicable. If a proposed tower falls within ISED's default public consultation process, written confirmation of the project's status under IAA as to whether it is incidental to a designated project or, if not, whether it is on federal lands is required. The proposed telecommunications facility described in this notification package is excluded from environmental assessment under the Impact Assessment Act (IAA) (previously Canadian Environmental assessment Act, 2012 (CEAA2012), repealed).

Transport Canada / NAV Canada Requirements

Transport Canada and NAV Canada determine requirements for marking and lighting of the tower and whether the proposal would have an impact on the provision of the national air navigation system. Based on the information regarding the proposed tower, the expectation is that marking or lighting will not be required, however the federal authorities will make the final determination.

Site Plan

The tower compound will be 10m x 10m. All equipment necessary to operate this facility will reside within an equipment shelter with the approximate dimensions of 6' x 8'. Access to the tower will be via an existing approach off Central Ave W.

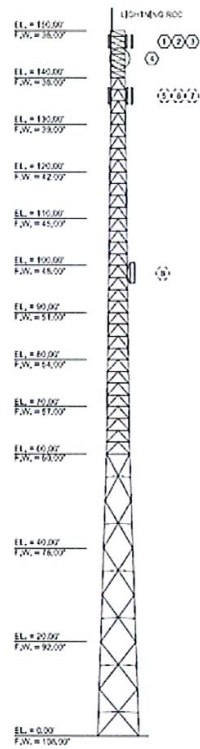


Colocation

It is Xplore's policy to first consider collocating (sharing) existing infrastructure, including other carrier's towers before proposing to build a new structure. Where a new structure is required to be built, Xplore welcomes collocation applications by other carriers. In accordance with federal regulations, Xplore has processes in place to facilitate the sharing of Xplore's telecommunications tower infrastructure in a timely manner. Future sharing may result in additional antennas being installed on the proposed tower.

Elevation Profile/Antenna Mounts

Below is the elevation profile of the proposed 45m. self-support tower, a tower plan view and photos indicative of the mounted antenna(s) that are planned to be located on this tower. All of the equipment required to operate the facility will reside within an equipment shelter with the approximate dimensions of 6' x 8'.

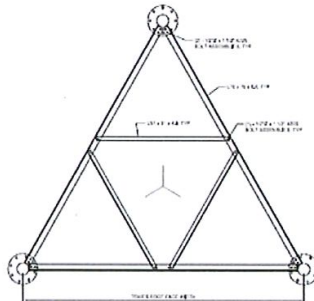


TOWER PROFILE *

Tower Plan View:
±1.93m. (±6.33ft.) per side



Antenna Dimensions:
750mm x 280mm x 85mm



Tower Plan View:
±1.93m. (±6.33ft.) per side

Rationale for a Tower Site

As more Canadians rely on internet services for personal security, convenience and business, Xplore is required to respond to the demands of our customers by completing network expansion and improvements.

Photo-simulation

Below is a simulation depicting what the tower is expected to look like, post construction.

Type: Self-Support **Height:** 45m. **Shelter Dimensions:** 6' x 8'.



Consultation Process and Procedures

Service providers are required to consult with the Local Land Use Authority and the general public regarding new telecommunications installations. The consultation process and procedures applicable to this proposed development are outlined in the Village of Linden's Telecommunications Structure Policy: Siting and Design Development (Policy 2023-OSP).

Additional Information

General information regarding telecommunications systems is available on ISED's Spectrum Management and Telecommunications websites:

Innovation, Science and Economic Development Canada: Facts about towers – <http://ic.gc.ca/antenna>

Innovation, Science and Economic Development Canada: FAQ on Radiofrequency Energy and Health – <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Health Canada: Safety Code 6, Radiofrequency Exposure Guidelines – http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Health Canada: Cell Phone Towers – <http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>

Canadian Wireless Telecommunications Association (CWTA): Health and Safety – <http://www.cwta.ca/for-consumers/health-safety/>

Should you have any comments, questions or concerns regarding Xplore's telecommunications proposal described herein, please feel welcome to contact the undersigned prior to **July 3, 2026**. Comments may be mailed to Scott Telecom Services, Suite 900, 202 – 6th Avenue SW, Calgary, Alberta T2P 2R9. Comments may also be faxed to 403-263-5263 or emailed to notify@scotland.ca.

Regards,

Michèle Klein

Michele Klein

Municipal Planner

Agent for Xplore

Phone: 403-261-6514

Email: notify@scotland.ca

Additional Contact Information:

Innovation, Science and Economic Development Canada

Southern Alberta District Office

Harry Hays Building

220 - 4th Avenue SE, Suite 478

Calgary AB T2G 4X3

Telephone: 1-800-267-9401 or 403-292-4881

Fax: 403-292-4295

Email: spectrumcalgary-calgaryspectre@ised-isde.gc.ca

Village of Linden

Municipal Clerk

Box 213

Linden, AB T0M 1J0

Telephone: 403-546-3888

Email: clerk2@linden.ca

Attachments: Comment sheet



Comment Sheet: AB4545
Plan 9612047; Lot 2 (within NW 20-30-25 W4M)

1. Are you an internet service user?
 yes no

2. Do you currently own any of the following devices?
 Tablet Laptop E-reader Home Computer

3. Do you plan on purchasing any of the following devices in the next year?
 Tablet Laptop E-reader Home Computer

4. Do you feel this is the most appropriate location for the site in this area?
 yes no

5. Are you satisfied with the appearance of the proposed facility?
If not, what changes would you suggest?
 yes no

6. What comments do you have that could improve our consultation process?

Additional Comments:

Please provide your name, full mailing address and email address (optional) if you would like to be informed of the further status of this proposal. This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate municipal officials.

(Please print clearly)

Name:

Mailing Address:

Postal Code

Email Address:

We thank you for your input.

Comments may be faxed to 403-263-5263, emailed to notify@scotland.ca

Making A Dream Come True With Custom Built 1928 Ford Model A

Brent Trenholm

I have always dreamed of building a faster-than-before street-legal Hot Rod. Three years ago, I decided to start making that dream come true. In June of 2023, I started looking for the body of the Hot Rod I wanted to build. I found a rusty Model A body in Manitoba and drove out to pick it up. When I started working on it, I realized that I needed more good body parts, so I bought two other bodies to make one good car.

I was fully committed to building each component of my Hot Rod. For three years, I was consumed with the build. I would get up in the morning, have breakfast, go out to my garage, and go at it. I am a very focused guy, so much so that my wife would pull me out for lunch and return to help me shut it down in the afternoon to enjoy some family time.

I started the build by using 3/16 x 2x4 steel tubing for the frame to handle the torque



1928 Modified Ford Model A
Custom frame built by Brent Trenholm



of the tricked-out Big Block Ford the motor would produce. As the build progressed, I was committed to two very important things: the frame had to be robust, and the driver needed to be safe.

Once the frame and suspension were completed, I attached the body on the frame and chopped 3 1/2" off the roof, built an 8-point chrome molly roll cage to keep the driver safe and welded the roof back on.

The heart and soul of this Hot Rod is the drivetrain and suspension. This custom-built car runs a wild 558 ci Big Block Ford with no power

additives, TKX 5 speed standard transmission with a dual disc clutch system, along with a tricked 9" Ford rear and 4-link suspension C/W double coil over shocks.

A funny conversation piece I have with others is that, in good conscience, if I am building a Ford car, I am going to put in a Ford engine. I call it Ford on Ford.

Although the car is still in a primer state, it

is fully functional and fast when it needs to be. Everything on this car is custom-built. I have been restoring the body and building all the working parts for my 1928 Ford Model A Hot Rod here in Three Hills, Alberta. It has taken me approximately 3000+ hours to get the car ready to participate in this year's Alberta car shows and racing season. I am very fortunate to have a supportive wife, and being retired affords me the time required to run Brent's Service and Repair shop and have fun fulfilling a lifelong dream of building a cool, fast car. I called the car Renegade, which

reflects my personality.

I am passionate and excited to participate in several Hot Rod shows and racing activities this summer. We plan to travel throughout Alberta and take part in as many of the popular car enthusiast events as possible, including Three Hills, High River, Drumheller, Red Deer, Rimbey, Olds, Edmonton and others. I am proud to show others what homegrown small-town Three Hills speed is all about.

You can contact me at 403-519-4330 or at brent@kidsthink.ca. Enjoying the ride.



Lunch with Friends

Dan Gascon (right) accepts a \$2,000 cheque, on behalf of Lunch with Friends, from Three Hills Street Freaks rep, Elroy Koch. Funds were from the 2025 Cruise Weekend event.

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HDA PHARMACY

CRUISE WEEKEND PARTY AT DISTRICT 44

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JUNE 6TH SATURDAY LIVE MUSIC @ 8 PM

LOCAL BAND THE UNSUSPECTED

FOOD & DRINKS | COCKTAILS

A SOCIAL HUB FOR ALL AGES

407 MAIN ST, THREE HILLS

PUBLIC NOTICE

Xplore Inc. would like to notify area residents of a proposal of a new telecommunications installation situated on a portion of Plan 9612047; Lot 2 (within NW 20-30-25 W4M) located in the Village of Linden. The proposed installation will be a 45m self-support tower. All of the equipment required to operate the facility will be located inside an equipment shelter at the base of the tower.

Xplore Inc. souhaite informer les résidents de la région d'une proposition d'installation de télécommunications sur une portion du Plan 9612047; Lot 2 (dans le NW 20-30-25 W4M) situé dans le village de Linden. L'installation proposée sera une tour autoportante de 45 m. Tout l'équipement nécessaire pour faire fonctionner l'installation sera situé à l'intérieur d'un abri pour équipements à la base de la tour.

This new telecommunications facility will improve coverage to the Village of Linden area.

Cette nouvelle installation de télécommunications améliorera la couverture dans la région du Village de Linden.

Your comments are welcome at (403) 261-6514
Written comments can be faxed to (403) 263-5263,
Mailed to
Scott Telecom Services Ltd.
Suite 900, Bow Valley Square 1
202 - 6th Avenue SW
Calgary, AB T2P 2R9
Emailed to notify@scottland.ca

All comments will be accepted until July 3, 2026

Xplore X



POLICY #:	2023-05P
Policy Title:	Telecommunications Structure Policy: Siting and Design
Department:	Development
Adopted by Council:	January 22, 2024
Resolution #:	Res 17-2024
Supersedes Policy:	n/a

1.0 PURPOSE & SCOPE:

1.1.1 The purpose of the Telecommunication Structure Policy is to establish procedural standards that will allow the Village of Linden to effectively participate in and influence the placement of telecommunication structures proposed within the Village limits. It assists Council, Village Staff, Innovation, Science and Economic Development Canada, representatives of the telecommunications industry and members of the public in being aware of and understanding the implementation methods, processes, procedures and criteria used to achieve this purpose.

1.2 Objectives:

1.2.1 The objectives of this policy are:

- a. To establish a process and criteria for consistently and equitably reviewing, evaluating and deciding upon each proposal for placing a telecommunication structure within the Village of Linden.
- b. To provide clear and reasonable requirements for effective participation and cooperation between the proponents and the Village of Linden.
- c. To minimize the number of towers required for telecommunication antenna networks within Linden.
- d. To ensure co-location opportunities for telecommunication structures are explored and acted upon.
- e. To encourage and promote opportunities for improved telecommunication structure design and concealment in order to minimize their visual impacts on the surrounding area and the Village of Linden in general.
- f. To provide an opportunity for residents located near specific types of proposed telecommunication structures (towers) to make comments, ask

questions or raise concerns related to the proposal, make the proponent aware of local considerations and provide recommendations regarding the placement and/or appearance of the structure.

1.3 Applicability and Authority:

- 1.3.1 The Village of Linden is not the approving authority for telecommunication structures.
- 1.3.2 The federal Innovation, Science and Economic Development (ISED) is the approving authority for the development and operation of radiocommunication in Canada, including telecommunication structures, pursuant to the *Radiocommunication Act*.
- 1.3.3 In this regard, ISED requires that, in certain cases, the local authority and the public must be consulted for input regarding the proposed placement of a telecommunication antenna structure.
- 1.3.4 The Village of Linden's Council is responsible for reviewing these submissions on Linden's behalf and, depending on the nature of the proposal, a letter of support (concurrence) or non-support (non-concurrence) is sent to the wireless service provider upon completion of the Village of Linden's review of the proposal.
- 1.3.5 Note that in cases where the Village does not support a proposal, it cannot prevent a proponent from ultimately gaining permission from ISED to install a telecommunication structure even if it contravenes this Policy.

1.4 The Role of The Village During the Proponents Public Consultation:

- 1.4.1 The Village of Linden performs two main functions during a proponent's public consultation process. These are:
 - a. to scrutinize the consultation process
 - by observing how and what information is provided to the public by the proponent about the proposed telecommunication antenna structure and its intended location;
 - by observing what questions arise from the public about the proposed installation;
 - by observing what answers to these questions are provided by the proponent; and
 - by observing how concerns and other issues regarding the proposed telecommunication antenna structure's placement are resolved; and
 - b. to clarify the provisions of this Policy as required by outlining the circumstances required for the issuance of a letter of concurrence or nonconcurrence.

1.5 The Role of the Village in Reviewing a Telecommunication Structure Submission:

- 1.5.1 The Council of the Village reviews and evaluates each submission it receives for a

telecommunication structure. The specific elements evaluated and decided upon in reaching a decision to either support or not support a submission are the following:

- a. proposed location in a community or area;
- b. existing and proposed on-site uses and structures;
- c. adjacent sites and their existing and proposed uses and structures;
- d. co-location potentials on this site and on nearby sites with other existing or proposed telecommunication antenna structures;
- e. conformity with the Village's Municipal Development Plan policies; and
- f. design aspects of the proposal, including:
 - height,
 - colour,
 - type of structure,
 - diameter (if a monopole or tripole),
 - number of arrays,
 - shrouding of antenna arrays,
 - potential for disguising or camouflaging, screening of equipment compound and shelter(s),
 - location on site,
 - access/egress to the facility,
 - proposed signage or other markings and lighting,
 - distance to other existing towers,
 - removal of redundant structure(s) (if a re-build, replacement or co-location).

1.5.2 Regarding health and radiofrequency (RF) exposure issues and limits for telecommunication antenna systems, these elements are regulated by Health Canada's Safety Code 6 guidelines. The Village of Linden has neither the authority nor the medical/biological research expertise/capability to assess or evaluate any submission for telecommunications antenna structures with respect to RF and health issues.

2.0 LOCATION CRITERIA

2.1 Co-Location

- 2.1.1 The Village of Linden encourages the co-location of telecommunication structures. This may include, but is not limited to:
- a. the installation of a proponent's telecommunication antennas on any existing telecommunication structure;
 - b. the construction of a new telecommunication structure on which other proponents are invited to co-locate;
 - c. the reconstruction or modification of an existing telecommunication antenna structure to accommodate the equipment of additional proponents; or
 - d. the relocation of a proponent's existing telecommunication antennas to another proponent's telecommunication structure followed by the removal of the redundant existing telecommunication structure.

- 2.1.2 The Village of Linden strongly recommends that a co-location review take place prior to any submission for concurrence for a telecommunication structure.
- 2.1.3 The proponent is requested to provide written evidence, as part of its submission to the Village of Linden, demonstrating that co-location on an existing telecommunication structure, a replacement or modified telecommunication structure or a proposed new telecommunication structure has been reviewed with other proponents operating within the village limits. All existing and proposed telecommunication tower structures within a 800 metre radius of any proposed new telecommunication tower's location must be included in the review for co-location potentials.
- 2.1.4 If colocation is not possible for technical reasons, a statement signed by an appropriate technical expert is requested in support of the written evidence noted above. If co-location is not possible due to a lack of interested participants or other considerations, a statement signed by an appropriate authority for the proponent making the submission is requested as part of the written evidence.

2.2 Preferred Location Criteria in Developed Areas

- 2.2.1 The following is a list of preferred locations for telecommunication structures.
 - a. Industrial and commercial areas.
 - b. In close proximity to similarly-scaled structures.
 - c. Some institutional uses where appropriate, including, but not limited to, those institutions that require telecommunications technology, i.e.: colleges and universities.
 - d. Other non-residential areas considered appropriate by the Village of Linden, including agricultural lands.
 - e. Within or adjacent to parks, green spaces, golf courses and other recreational parcels.

2.3 Discouraged Location Criteria in Developed Areas

- 2.3.1 The following is a list of discouraged locations for telecommunication structures.
 - a. Close proximity to residences. The Village of Linden recommends that the placement of towers should not be closer than two to three times the height of the tower from an existing dwelling.
 - b. Environmentally sensitive or ecologically significant lands
 - c. Proximity to schools (towers should be no closer than 100 metres away from the nearest portion of a school building or the nearest portable classroom, whichever is closer to the proposed installation)

The Village of Linden may, at its discretion, modify these setback guidelines on a site by site basis, taking into account such factors as buffering topography and vegetation, intervening major transportation and utility corridors, rivers and streams, intervening non-residential buildings and information arising from a public consultation meeting concerning the telecommunication structure.

2.4 Location Criteria in Future Development Areas

- 2.4.1. For locations within the Village of Linden that have not yet been developed, proponents are encouraged to select sites for the placement of their telecommunication structures prior to development taking place. The Village promotes this course of action so that those purchasing properties in these new developing areas will be able to make informed decisions based on an understanding of where initially telecommunication structures are installed or likely to be installed.

3.0 DESIGN CRITERIA

3.1 Preferred Built Form

- 3.1.1 The built form of telecommunication structures that are preferred include roof top installations, freestanding telecommunication antenna structures in the form of monopole and tripole towers with flush mounted or cluster mounted antennas, and streetlight and parking lot light poles that are sheathed completely within the pole.
- 3.1.2 Preferred small cell installations are neatly organized, utilize as few antennas as possible, and hide conduit, cable trays, wiring, mounting brackets or other hardware behind the antenna or within shrouding. Wall-mounted antennas are to be attached as close to the wall as possible and not project above the height of the wall they are mounted on.

3.2 Disguised and Camouflaged Structures, and Screening

- 3.2.1 The Village of Linden encourages the use of telecommunication structures that are designed to be as stealthy, unobtrusive and inconspicuous as possible, particularly in residential areas and on sites abutting residential uses. This includes the hiding, or disguising of telecommunication antennas in or on buildings, placing them on roof tops or on other existing structures, and the camouflaging of telecommunication antennas on street lights or other apparatuses, appliances and objects. The appropriate type of telecommunication antenna structure for each situation should be selected based upon the goal of making best efforts to blend with the nearby surroundings and minimize the visual aesthetic impacts of telecommunication antenna structures on the community.
- 3.2.2 The Village of Linden recognizes that the objective of promoting co-location as described in Section 2.1 of this Policy, and the objective of making telecommunication structures and antennas less noticeable may sometimes come into conflict. Nevertheless, The Village of Linden intends to review each submission on its merits with a view to promoting both objectives and, where necessary, will determine the appropriate balance between them.
- 3.2.3 The use of landscaping, fences and architectural features on and around the equipment compounds, shelters and cabinets associated with a telecommunication structure is encouraged to assist these structures to blend in with their surrounding environment.

3.3 Lighting

- 3.3.1 Unless specifically required by Transport Canada, the display of any type of lighting on a telecommunication structure is discouraged. Where Transport Canada requires a telecommunication structure to be lit, the lighting should be limited to the minimum number of lights and the lowest illumination allowable.
- 3.3.2 Any required strobe lighting should be set to the maximum strobe interval allowed by Transport Canada. The lighting of telecommunication structure compounds for security purposes is supportable provided it is shielded from adjacent residential properties, is kept to a minimum number of lights and illumination intensity and, where possible, it is provided by a motion detector type of system.

4.0 NOTIFICATION AND PUBLIC CONSULTATION

4.1 Initial Contact

- 4.1.1 Proponents are required to notify the Municipality of their intent to investigate an area for a potential telecommunication structure within the village prior to landowner notification or advertisement of the proposed project.

4.2 Public Notification and Consultation

- 4.2.1 Proponents are required to satisfy the default public consultation requirements of ISED's CPC-2-0-03.
- 4.2.2 Notwithstanding 4.2.1, any proposal which is excluded in CPC-2-0-03 from the consultation requirements, proponents are nevertheless encouraged to contact the Municipality to discuss the proposal and identify any potential issues or concerns and give consideration to the Municipality's location and design criteria.
- 4.2.3 It is solely the responsibility of the proponent, at its own cost, to arrange, organize and conduct a public consultation meeting. At its discretion, the proponent may conduct the meeting in either a formal manner or an open house format.

5.0 MUNICIPAL REVIEW AND ISSUANCE OF CONCURRENCE OR NON-CONCURRENCE

5.1 Application Submittal Requirements

- 5.1.1 The following package must be submitted for consideration of a proposed telecommunication structure:
- a. a map, including legal location, and site plan of the proposed system;
 - b. a map showing the location of other telecommunication structures located within 800 metres of the proposed site;

- c. a map showing the typical coverage of existing telecommunication structures, which shows the need for additional structures;
- d. a description of the type and height of the proposed antenna system and any guy wires or other similar support mechanisms (e.g. support cables, lines, wires, bracing);
- e. the proposed lighting and aeronautical identification markings for the antenna and any supporting structures;
- f. documentation regarding potential co-utilization of existing towers within 800 m of the proposed telecommunication structure;
- g. a record of all comments from the public, and the response of the proponent to these comments, and
- h. any other additional information or material deemed necessary and appropriate to properly evaluate the submission as noted in Section 1.5.1.

5.2 Review and Decision

- 5.2.1 Concurrence with a proposal will be measured against the location and design standards in this Policy, applicable policies in the municipality's Municipal Development Plan, consideration of comments received during the public consultation process, and any other matter deemed relevant by Council.
 - a. When a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Council documenting its decision and any conditions.
 - b. When a proposal is given a non-concurrence decision, the proponent will receive a letter of non-concurrence from the Council describing the reasons for the decision.
- 5.2.2 Municipal concurrence does not constitute approval of uses, buildings, and structures which require issuance of a development permit under the Land Use Bylaw or a building permit under the *Safety Codes Act*.
- 5.2.3 Concurrence is valid for two years within which time the construction of the telecommunication structure must commence.

6.0 EFFECTIVE DATE

- 6.1.1 This policy becomes effectively immediately.

Signed:  _____

Mayor

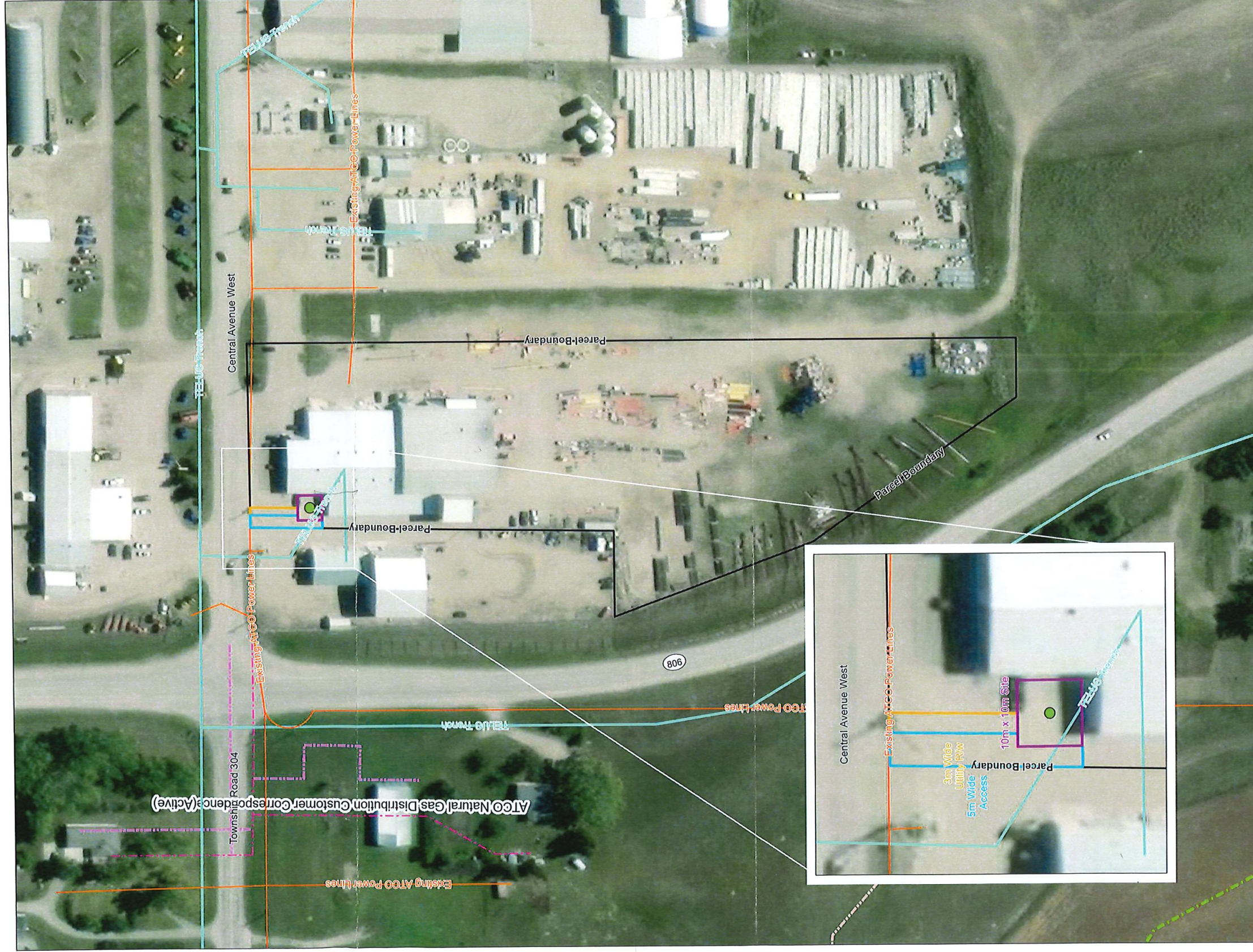
Signed:  _____

Chief Administrative Officer

Policy Review
Within five (5) years from date adopted/amended/reviewed

For Administrative use only:

Previous Policy Number: n/a	
Related Documentation:	Policy:



Site Sketch 9612047;;2

- 45m Self-Support Tower
- 10m x 10m Site
- 5m Wide Access
- 3m Wide Utility R/W
- Parcel Boundaries
- Existing Power Lines
- TELUS Trenches
- ATCO Gas Utilities
- Gas Coop Utilities
- Abandoned



Municipality: Village of Linden
 Access Length: 27m
 Distance to Power: 25m
 Tower Coordinates: 51,590343, -113,496548
 Elevation: 880m

WARNING: This map is based on overlaid public data sets and may be inaccurate. Do not use this map for construction. It is not a legal survey. Buried hazards or infrastructure such as pipelines, power lines, or other utilities may not be shown accurately or at all. All users should exercise caution and be aware of their own safety. The accuracy or completeness of this map could cause serious injury or death. Use it at your own risk.

Sources: Copyright Government of Alberta, Vantor, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Altalis, GeoGratis, DataBC, Abadata



Scale: 1:1,500
 Coordinate System: NAD 1983 UTM Zone 12N

Author: Gregory Switzer
 Contact: (403) 261-1000
 Publish Date: 2026-05-05
 XPLM-AB4545.1



**VILLAGE OF LINDEN
Request for Decision (RFD)**

**Experience our Vibrant Rural Lifestyle
Fiscal Responsibility – Growth & Development are the Strengths that Drive our Economic Prosperity.
Our Community – Experiencing Our Rural Community Lifestyle Inspires You to Develop Roots.
Governance – We are Focused on Our Community Through our Efficient and Transparent Governance.**

Meeting:	REGULAR COUNCIL MEETING
Meeting Date:	June 8, 2026
Submitted By:	Amanda Rempfer
Title:	Dog Park Survey
Agenda Item:	RFD

BACKGROUND/PROPOSAL:

Dog Park Feasibility Survey Results. Overall residents would prefer not to have a dog park built. Top 3 results for each survey question are below:

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

43 residents completed survey

Question 1 How often do you Currently visit a dog park with your pet?

74% never use a dog park
14% go to one weekly
7% rarely go

Question 2 How important is it to have a local dog park in the village?

44% not important at all
33% very important
9% tied Neutral/not so important

Question 3 What features would you like to see in the proposed dog park? Most to Least important

32% water stations most important
26% seating for owners
17% Separate areas for small/large dogs

Question 4 Would you be willing to volunteer to help maintain the dog park?

70% would not volunteer
21% occasionally

Question 5 How do you feel about using taxpayer funds to build and maintain the dog park?

51% strongly oppose using taxpayer money to build
21% neutral
16% support using taxpayer funds

Question 6 Do you think the dog park should be built now or revisited in the future?

44% do not build
32% Build Now
24% Revisit in Future

Question 7 How likely are you to use the dog park if it is built?

55% Very Unlikely
29% Very Likely
10% somewhat likely

Question 8 Would you prefer a dog park owned by the village and run by volunteers, or another management model?

54% no preference
23% tied Village Owned, Volunteer Run/Another Management model

Questions, Concerns, Comments (See attached)

COSTS/SOURCE OF FUNDING (if applicable)

RECOMMENDED ACTION:

Survey results indicate residents do not want a dog park built at this time.

RECOMMENDED MOTION/S: (based on recommendations)

Dog Park Survey Comments/Concerns

- Upgrade current parks for actual children. They are not well maintained and incredibly dated.
- In question 3 another thing that is of extreme importance is that it be fenced with a staging area to take the leash on or off your dog as you enter or leave.
- There are plenty of walking paths, and other options for dogs to run on non village owned property. I don't think it is necessary to have a park built and maintained by the village for a few individuals. A different model of a sponsored partnership would be good, if a local business would be willing to work with the community.
- This is a waste of money. Didn't all of you claim you wanted to lower taxes? Now you are spending it on arbitrary things that don't help more than a small percentage of the town? There are so many places people can walk their dogs. Spend time and money getting broken glass chunks out of the sand parks, or on developing land so more people can move here and we can spread the tax load a little bit. Y'all are driving me nuts. Do better.
- How about fixing the terrible street by the school first? Also the existing parks could use some improvement such as fresh sand etc
- This would not be a good use of village funds, and would be utilized by a very small percentage of the village. Maybe ask for volunteers from the dog owners to pick up the ridiculous amount of dog poop left around town, specifically along the walking path.
- A private/reservable option would be much more appealing and safe. Dog parks are a rarely used appropriately by owners and this is a deterrent for responsible dog owners as there is no accountability or safety. Reservable or private parks are safer, and allow reactive dogs or multi dog families to enjoy the space without concern of unruly or poorly trained dogs.
- A gated or fenced off dog park would be of great use to put some dog parents minds at ease
- I think a volunteer board should be responsible for fundraising and building the park. I also think there needs to be some kind of enforcement in place for dog waste, as it stands the amount of dog waste along the walking path that heads east out of the village is disgusting.
- Waste of money on dogs, you need to fix our damn roads before a dog gets green grass.
- My answers currently reflect my current situation in not having a dog but would change when I own one.
- biggest concern is residents cleaning up after dogs already. we are in a rural center with lots of space for dogs that doesn't bother people.
- i wonder what volunteer run would look like what would the maintenance be-mowing? trash?
- I think a dog park is a great idea for Linden. I have been walking my dogs daily since i moved here in 2009. my biggest beef is the people who continue to walk their dogs off leash in the coulee and through town. I think this would give them a place to exercise their dogs without causing stress and inconvenience to those of us who do follow the leash bylaw. it would be much safer for the dogs as there is always the chance that an off leash dog could chase a deer or coyote or other animal across a road and possibly get hit by a vehicle. there are a lot of private off leash dog parks where owners pay for 1/2hr blocks of time. i think maybe a combination of free time and booked private time would be an ideal situation and would help offset the cost. i believe there is a coded lock box on the gate, and when you pay for your time you are given the

code. i realize this would involve setting up a booking system and a payment system in order to operate smoothly. I would be more than willing to do more research on how they work and what is all entailed.

- Have a Village spring cleanup of the park where donations from businesses are collected and a draw done for volunteers.
- No tax-payer money should be spent on this. There are places to walk dogs already, but nowhere to ride a bike.
- Really looking forward to this opportunity
- Can't wait to see something come of this idea. Very exciting
- We do not have a pet, so having a "pet park" is not important to us. we feel there are other areas that the town should have on their priority list. ie More housing
- If the dog owners are not responsible enough to pick up after their dogs, along the pathway, we can imagine what a dog park would look like.
- update campground update paths in coulee update playgrounds
- even though i no longer own a dog, i would like to see such a park created. it is long overdue.

**VILLAGE OF LINDEN
Request for Decision (RFD)**

**Experience our Vibrant Rural Lifestyle
Fiscal Responsibility – Growth & Development are the Strengths that Drive our Economic Prosperity.
Our Community – Experiencing Our Rural Community Lifestyle Inspires You to Develop Roots.
Governance – We are Focused on Our Community Through our Efficient and Transparent Governance.**

Meeting:	REGULAR COUNCIL MEETING
Meeting Date:	June 8, 2026
Submitted By:	Lynda vanderWoerd
Title:	Signing Authorities
Agenda Item:	RFD

BACKGROUND/PROPOSAL:

As per Policy 2025-08P Signing Authorities.

Signing Officers for the Village consist of:

Council – Mayor and Deputy Mayor
Administrative – CAO, Administrative Signing Officer

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

In preparation of the Municipal Clerk going on extended maternity leave, the Village must appoint another administrative signing officer.

We are requesting ratification of the appointment of Municipal Clerk, Amanda Rempfer as Administrative Signing Officer effective July 2, 2026 and the revocation of Municipal Clerk, Sarah Hardy effective July 2, 2026.

COSTS/SOURCE OF FUNDING (if applicable)

n/a

RECOMMENDED ACTION:

RECOMMENDED MOTION/S: (based on recommendations)

That Council approve the appointment of Municipal Clerk, Amanda Rempfer as Administrative Signing Officer effective July 2, 2026 and the revocation of Municipal Clerk, Sarah Hardy effective July 2, 2026.



POLICY #:	2025-08P
Policy Title:	Signing Authorities
Department:	Finance
Adopted by Council:	September 22, 2025
Resolution #:	Res 229 -2025
Supersedes Policy:	n/a

Purpose

This policy establishes clear and consistent guidelines for signing authority within the Village. It ensures accountability, transparency, and compliance with legislative requirements while providing a framework for the efficient execution of financial and contractual transactions. It defines roles and responsibilities for approving and signing financial instruments, agreements, and other legally binding documents.

Scope

This policy applies to all financial transactions, including cheques, electronic funds transfers (EFT), pre- authorized payments, and payroll processing. It also includes signing contracts, agreements, and other legally binding documents. The policy applies to delegations of signing authority for operational purposes and to managing funds held on behalf of external organizations.

Definitions

- **Signing Officers:** Individuals authorized to sign financial instruments and execute contracts or agreements on behalf of the Village, in accordance with Section 213(4) of the Municipal Government Act (MGA).
- **Signing Authority:** The delegated power to approve financial transactions on behalf of the Village, such as purchase orders or invoices. This authority is granted by the CAO and typically documented through an administrative directive.
- **Financial Instruments:** Any documents or mechanisms used to initiate, authorize, or complete financial transactions. This includes, but is not limited to, cheques, electronic funds transfers (EFTs), pre-authorized debits, and any other forms of payment instructions or commitments involving Village funds.
- **Electronic Funds Transfer (EFT):** The electronic transfer of funds between bank accounts, used for Village payments or receipts, including payroll.

- **Pre-Authorized Debit Payments:** Regular, automated withdrawals from Village bank accounts, pre- approved for specific recurring expenses.

Policy Guidelines

1. Signing Officers and Delegation

1.1. Signing Officers

The following positions are designated as Signing Officers for the Village of Linden

Council Signing Officers

Mayor
Deputy Mayor)

Administrative Signing Officers

Chief Administrative Officer (CAO)
Administrative Signing Officer

1.2. Delegation of Signing Authority

- The CAO, or any two Signing Council Officers in the CAO's absence, may delegate signing authority for operational purposes through an administrative directive or documented approval, including e- mail.
- The CAO may delegate authority for specific actions beyond those outlined in this policy, provided they fall within the CAO's existing authority.

2. Financial Signing Authority

2.1 Methods of Payment

The following are the approved forms of outgoing payment: cheques, Electronic Funds Transfers (EFT), pre-authorized debit payments/withdrawals, and petty cash. All payment methods must comply with internal control and authorization requirements.

2.2 Cheques

- Two Signing Officers must sign all cheques:
 - One signature must be from the CAO or a Council Signing Officer.
 - The second signature may be any other designated Signing Officer.
- Electronically signed cheques are permitted, provided they adhere to dual-signature requirements and are applied securely through the Village's accounting system.
- An Administrative Signing Officer (or their delegate) must review all cheques prior to release.

2.3 Electronic Funds Transfer (EFT)

- EFT payments must use a system enforcing segregation of duties between upload and approval functions.
- The CAO and the Administrative Signing Officer must authorize individuals performing EFT functions.
- An Administrative Signing Officer (or their delegate) must review all EFT payments prior to release.

2.4 Pre-Authorized Debit Payments/Withdrawals

Pre-authorized debit payments/withdrawals are allowed for recurring payments, including, but not limited to, utilities, lease payments, merchant fees, and other similar obligations, as approved by the CAO.

2.5 Inter-Account Transfers

Transfers between Village bank and investment accounts are permitted to manage liquidity, cash flow, reserves and investment strategy.

- All transfers require authorization by any one Administrative Signing Officers and one Council Signing Officer, prior to execution.
- Inter-account transfers may be initiated and processed in the banking system by individuals authorized by any one Administrative Signing Officer and one Council Signing Officer.
- Transfers must be recorded in the Village's financial system and supported by appropriate documentation.

2.6 Interac E-Transfers

- Interac e-transfers are not typically permitted as a payment method for Village transactions to ensure security and accountability. However, during a postal strike, interac e-transfers may be utilized with CAO approval.

2.7 Petty Cash and Cash Floats

The use of petty cash and cash floats is permitted for minor expenditures and operational needs requiring physical cash.

- All petty cash and float funds must be supported by receipts.
- The establishment and limit of each fund must be approved by the CAO and comply with internal controls, including periodic reconciliation and review.
- Replenishment of funds is subject to financial review and reconciliation approval by the CAO

2.8 Review and Approval

- A bi-weekly payment register for all outgoing payments is reviewed and approved by the CAO and a Council Signing Officers (or their delegate).

3.0 Contracts and Agreements

3.1 Operational Contracts

- Operational contracts include all contracts and agreements that are not classified as non- operational agreements under section 3.2. These generally involve the delivery of services, procurement of goods, maintenance, and capital project execution, as well as agreements where the Village or other municipalities act as the service provider within the municipality's day-to-day operations.
- Where no Council-approved capital or operating budget exists for the related expenditure, the contract is considered non-operational and must follow the

requirements of section 3.2.

- Contracts and agreements may be signed by any of the designated Administrative Signing Officers, provided:
- The contract or agreement aligns with Council-approved operational or capital budget.
- The CAO has the authority to execute operational contracts and agreements of any value, provided they fall within the Council-approved budget.
- Contracts exceeding one year in duration are required to be authorized by the CAO.
- If required by the contract terms or Council directive, a Council Signing Officer may co-sign alongside the CAO or delegate.

3.2 Non-Operational Agreements

- Non-operational agreements include, but are not limited to, inter-municipal cost-sharing agreements, mutual aid agreements, grant agreements, and other strategic agreements.
- Non-operational agreements must be signed by the CAO and a Council Signing Officer. If necessary, the corporate seal shall be affixed.
- All non-operational agreements require Council approval before execution.
- Council shall, at all times, pass a motion or bylaw (as applicable) to authorize the municipality's entry into a non-operational agreement.

3.3 Electronic Signatures

- Electronic signatures are permitted for all agreements and contracts within the Village.
- Agreements involving external parties (including employment-related contracts/agreements) must use secure platforms such as DocuSign, Adobe Sign, etc.

3.4 Physical Signatures

- When required by legislation, external third-party requirements, or internal practice, physical (wet ink) signatures may be applied to hard copy agreements, contracts, and financial instruments. The use of physical signatures must still follow the authorization requirements in this policy.

4 Revocation of Signing Officer Designation

4.1 A Signing Officer designation is revoked under the following circumstances:

- The individual no longer occupies the position to which Signing Officer status is assigned (e.g., due to resignation, retirement, termination, or reassignment).
- The CAO may revoke the designation of an Administrative Signing Officer at their discretion.

4.2 The CAO are responsible for ensuring the list of Signing Officers is updated or revoked in a timely manner when any change in eligibility occurs.

5 Emergency Authority

5.2 In urgent or emergent situations where following normal signing authority procedures would cause delay or harm, Signing Officers (as defined in 1.1) may act beyond their usual signing limits to protect the Village's interests.

5.3 Any such actions must be documented as soon as practical and reported to Council through a written report within 30 days.

5.4 Procedural guidance for the use of emergency authority is to be outlined in an Administrative Directive.

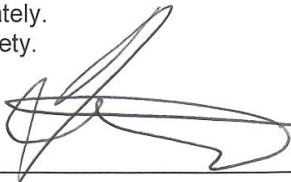
6 Compliance Monitoring

The CAO is responsible for establishing procedures to periodically review and audit compliance with this policy.

7 Effective Date

7.1 This policy becomes effectively immediately.

7.2 Policy 2018-03P is rescinded in its entirety.

Signed: 

Mayor

Signed: 

Chief Administrative Officer

Policy Review

Within five (5) years from date adopted/amended/reviewed

For Administrative use only:

Previous Policy Number: 2018-03P	
Related Documentation:	Policy:



VILLAGE OF LINDEN

Cheque Listing For Council

Cheque #	Cheque Date	Vendor Name	General Ledger	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20260194	2026-06-04		2-72-00-510-00	145056	boiler drain valve, brass nipple, key cut,	31.35	521.76
20260194			2-72-00-510-00	145057	grass seed	10.99	
20260194			2-31-00-520-00	145057	pole saw, wet/dry vac	470.39	
20260194			2-23-00-522-00	145058	downpipe strap, drop inlet	9.03	
20260195	2026-06-04		2-12-00-219-00	17842	weekly ad	650.21	1,903.91
20260195			2-12-00-220-00	17842	Atco avc, Clerk Position	1,253.70	
20260196	2026-06-04		2-72-00-540-00	1429	relay, crimp, timer	443.69	443.69
20260197	2026-06-04		2-72-00-290-00	40314	internet	91.35	91.35
20260198	2026-06-04		2-32-00-261-00	26124	road work	46,191.27	46,191.27
20260199	2026-06-04		2-24-00-510-00	V-4046	voynet alert annual subscription	2,835.00	2,835.00
20260200	2026-06-04		2-23-00-219-00	IVC0025335	fire dispatch services	2,678.34	2,678.34
20260201	2026-06-04		2-12-00-510-00	1399296536	coffee cream for office	4.50	4.50
20260202	2026-06-04		2-32-00-510-00	146244	car wash time	11.78	11.78
20260203	2026-06-04		2-72-00-530-00	40	flowers, compost	2,337.30	2,337.30
20260204	2026-06-04		4-00-00-270-72	HCSAMAY2026	hcsa employee #86	272.97	272.97
20260205	2026-06-04		2-32-00-527-00	MAY2026	2026 I320 skid steer	18,921.00	18,921.00
20260206	2026-06-04		2-41-00-250-00	26883	top soil for water repairs	57.75	116.55
20260206			2-72-00-250-00	26907	screened top soil	58.80	
20260207	2026-06-04		2-43-00-200-00	2026MEMBERSH	2026 saewa membership dues	869.40	869.40
20260208	2026-06-04		2-12-00-251-00	2026-05	janitor	600.00	600.00
20260209	2026-06-04		2-12-00-222-00	2203-2026	stars donation	1,000.00	1,000.00
20260210	2026-06-04		2-12-00-235-00	56267	monthly support	1,785.00	1,785.00
20260211	2026-06-04		2-23-00-528-00	591664	fuel	70.22	432.14
20260211			2-23-00-524-00	591664	fuel	361.92	
20260212	2026-06-04		2-32-00-627-00	590801	fuel	102.09	1,330.92
20260212			2-32-00-521-00	590801	fuel	138.97	
20260212			2-32-00-527-00	590801	fuel	209.10	
20260212			2-32-00-626-00	590801	fuel	339.75	
20260212			2-32-00-631-00	590801	fuel	541.01	
20260213	2026-06-04		2-74-00-251-00	38	janitor lcc	125.00	125.00
20260214	2026-06-04		2-12-00-420-00	10224	june assessment fee	1,006.25	1,006.25
20260215	2026-06-04		2-23-00-148-00	MAY2026MB	first aid training stipend march 1-31 5 ft.	975.00	975.00
20260216	2026-06-04		2-23-00-148-00	MAY2026JB	first aid training March 1-31 5 full days	975.00	975.00
20260217	2026-06-04		2-23-00-218-00	MAY2026SB	meals for coulee burn	426.97	1,401.97
20260217			2-23-00-148-00	MAY2026SB	training stipend	975.00	
20260218	2026-06-04		2-12-00-240-00	1800003113	sdab new clerk training employee #86	300.00	300.00
20260219	2026-06-04		2-23-00-148-00	MAY2026TR	first aid training stipend march 1-31 5 ft.	975.00	975.00
(EFT) 298	2026-05-29					0.00	
(EFT) 299	2026-05-29					0.00	
(EFT) 300	2026-05-29					0.00	
(EFT) 301	2026-05-29					0.00	
(EFT) 302	2026-05-29					0.00	
(EFT) 303	2026-05-29					0.00	
(EFT) 304	2026-05-29					0.00	



VILLAGE OF LINDEN

Page 2 of 2

Cheque Listing For Council

2026-Jun-4
1:46:07PM

Cheque #	Cheque Date	Vendor Name	General Ledger	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
(EFT) 305	2026-05-29					0.00	
(EFT) 306	2026-05-29					0.00	
(EFT) 307	2026-05-29					0.00	
(EFT) 308	2026-05-29					0.00	
(EFT) 309	2026-05-29					0.00	

Total 104,945.64

*** End of Report ***

AA1:F48				
BANK RECONCILIATION TO May 31, 2026				
Council Meeting Date -	Account	Total		
NET BALANCE AT END OF PREVIOUS MONTH	\$ 438,427.06			
Receipts (bank deposits)	\$ 153,475.87			
Interest earned on account	\$ 4.42			
Other Direct Deposits (AHS)	\$ 3,125.61			
GST rebate	\$ 5,669.58			
dup chq	\$ 1,000.00			
NSF	\$ 500.08			
	\$ 100.30	\$ 163,875.86	163,875.86	stmt
SUBTOTAL	\$ 602,302.92			
Disbursements - chqs & je	\$ 137,124.40			
LAPP Prem went thru in June not May deposit in wrong month	\$ 229.03			
NET BALANCE AT END OF MONTH	\$ 464,949.49			
BANK STATEMENT				
MVCU	\$ 475,642.85			
Add Deposits to G/L but not to bank				
Less Deposits to Bank but not G/L	\$ 4,865.97			
SUBTOTAL	\$ 470,776.88	\$ -		
OUTSTANDING CHEQUES	\$ 5,827.39			
BALANCE AT END OF MONTH	\$ 464,949.49			match muni
Outstanding Cheques	No.	Amount	No.	Amount
	20250401	\$ 100.00	20260190	\$ 440.58
	20250508	\$ 1,708.50	20260191	\$ 283.24
	20250518	\$ 160.00	20260192	\$ 530.58
	20200524	\$ 300.00	20260105	\$ 46.72
	20260067	\$ 146.00		
	20260073	\$ 414.64		
	20260186	\$ 1,650.41		
	20260187	\$ 46.72		
		\$ 4,526.27		\$ 1,301.12
INVESTMENT - Balance	MVCU	Maturity Date	Reference:	
Bus Summit Savings 578509702101	\$ 1,766,479.72	N/A	Reserves	
CU Common Share Account	\$ 8,859.60	N/A	CU Member Share	
Bus Summit Savings 723111336563 grants	\$ 185,919.80		grant monies rec'd	
bus Summit Savings 723111500002	\$ 1,478,854.88		Fire reserves VOL Building	
TD Bus RDM 723111372303 Municipal Res	\$ 80,066.53		\$55M+\$10684.80 MR	
Total Investments	\$ 3,520,180.53			
		Payment Date	Amount	
Term Commercial Variable 5854 Loan #4	\$ 144,901.13	15-Jun-25		
Total Loans	\$ 144,901.13			

ACTION LIST					
Motion #	TOPIC		Assign	Due Date	Status
Future Expiry/Due					

104-15M	Skating Rink	Long term lease agreement with the Linden Ag Society as tenants of the Linden Skating Rink facility.		31-Mar-35	X
In-Progress					

Motion #	TOPIC	Description	Assign	Due Date	Status
Res-298-2022	Effluent Agreement	that Council authorize the CAO to enter into negotiations to renew the Effluent Agreement	LV	postponed	lagoon needs to recharge for approx 2 years
Res-294-2025	Fire Truck	that Council approves the rental of a fire engine at a cost not to exceed \$6,500 a month (30% for VOL \$1,950) until a new replacement engine is received. Furthermore, that Council approves the procurement of a new engine replacement at the budget of up to \$1,065,000 (30% for VOL) to purchase the top mount engine in 2025.	LV	in progress	fire engine build is in the process, no need to rent a fire engine at this time.
Res-44-2026	Commercial Dishwasher	that Council authorize the purchase of the Omcan 20x20 heavy duty upright high temperature dishwasher with digital panel for the LCC. The cost to come out of the refunded amount of the original dishwasher and be included in the 2026 budget.	DD	in progress	purchased, waiting on delivery. Previous dishwasher returned, credit received. Upgraded dishwasher, waiting on delivery
Res-69-2026	FCSS Meeting	That the VOL Council authorize Councillor Sweetman to attend the FCSS West Central Regional Spring Meeting on May 14, 2026.	HS	completed	Councillor Sweetman attended the FCSS Meeting
Res-71-2026	Dog Park	that the VOL Council direct Admin to prepare a survey on the feasibility of a volunteer run dog park within the Village boundaries	LV/IAR	completed	survey completed and compiled results
Res-108-2026	Seniors Week	that the VOL Council ratify the Declaration for Seniors' Week June 1-7, 2026 in honour of the past, present, and future contributions of the seniors of this community and throughout Alberta and that a budget of \$100 be approved for the purchase of a food platter of the Seniors.	SH	completed	declaration signed, sent in for advertising on GOA website. Will post on social media closer to date. Clerk looking into platter options for coffee time at Lodge.
Res-111-2026	Sump Pump	that the VOL Council authorize the expenditure for the purchase, installation and programming for an LBT-1500-60 pump for the pumphouse in the amount of \$15,000 and include in the budget.	LV/DD	in progress	
Res-118-2026	ATCO	That Council set the length of the agreement to 10 years and the franchise fee at 15.23% for the renewal of the ATCO Gas & Pipelines Ltd. Co. Franchise Agreement.	LV/SH	in progress	preliminary documents sent to ATCO Gas 5/12/2026
Res-120-2026	Records for Destruction	that Council approve the documents as outlined in the Records of Destruction 2026 list for destruction.	SH	completed	documents shredded 05/13/2026
Res-121-2026	US Bank Draft	That Council approve a US Bank Draft in the amount of \$1,000 made payable to IAR LLC.	SH	completed	draft requested and mailed 05/12/2026
Res-122-2026	LFD	that Council approve the additional \$10,381 to the contract purchase price of the Rosenbauer Top Mount Enclosed Pumper/Engine which will be paid from the VOL FD donation receipts and authorize the CAO to sign on behalf of the Village.	SH	completed	documents sent to KC Fire Chief 05/12/2026
Res-123-2026	LFD	that the VOL Council accept the invitation to attend the tour of the VOL FD.	COUNCIL	completed	tour scheduled for 05/13/2026
Res-124-2026	Parade	that Councillors McConnell and Hillis will be responsible for the organization of the parade float and participate in the parade with a budget of \$300 for decoration and parade candy.	PM/JH	in progress	parade is June 6, 2026
Res-125-2026	Security System	that Council authorize the CAO to sign a 36-month contract with the identified provider for security for the Village including the initial equipment cost and installation.	LV	completed	
Res-126-2026	Special Meeting	that a Special Meeting to review the budget be set for May 25, 2026 at 5:30 pm.	SH	completed	advertised on social media, website and newspaper.
Res-135-2026	STARS Funding	that Council approve a donation of \$1,000 to STARS for 2026.	AR	completed	
Res-136-2026	Budget	that the VOL Council approve the 2026 Budget with expenses of \$3,198,878 and revenues of \$3,198,878.	LV	completed	

VILLAGE OF LINDEN

CAO REPORT

May

ADMINISTRATION

- Completed May Bank Reconciliation
- Prepared and attended Regular Council Meeting Agenda Package– May 11 and May 25th, 2026 (virtual)
- Researching various bylaws and policies
- Resident meetings; registered roadway
- Staff meeting, May 7th and 21st
- Completed 2026 budget presentation
- Meetings with stakeholders, re: fire investigation Church in Christ
- Meetings with stakeholders re preconstruction letter, fire engine
- CAO meeting May 6th, 2026
- Attended SLGM Conference May 12 – 15th
- CAO meeting May 20th, re FCSS discussion
- Privacy Policy Review May 20th
- Commissioner of Oaths for residents
- Conducted interviews for maternity leave coverage
- Extended offer and received acceptance, new employee starting June 8th, 2026
- Worked on agreement with County to access Linden Transfer Stn for fire training
- Working on MOU for Fire Engine
- Worked on new security system agreement and install
- Worked on emergency management notification system
- Attended KREMA functional exercise planning meetings

DEVELOPMENT/BUSINESS PERMITS

Municipal Planning Commission

Past Meeting: February 25, 2025
Next meeting: TBD

Development Officer News:

Existing/Ongoing: nothing to report.

1. Development Permit 2022-09 Lot 11 Blk 1 Plan 7910417 – addition & renovation; in progress, extension, exp June 30, 2025 – electrical permit expired
2. Development Permit 2024-12 Lot 3 Blk 1 Plan 8310715 – renovation/addition (MPC November 7, 2024) **IN PROGRESS**
3. Development Permit 2025-02 Lot 4&5 Blk 1 Plan 3014F0 – detached garage, **COMPLETED**
4. Development Permit 2025-03 Blk C, Plan 5894JK– office renovation, **COMPLETED**
5. Development Permit 2025-04 Lot 1 Blk 5 Plan 8232JK shed, **COMPLETED**

6. Development Permit 2026-01 Lot 2 Unit D Plan 5894JK, detached garage **IN PROGRESS**
7. Development Permit 2026-02 Lot 2 Blk 2 Plan 163LK, Addition, **IN PROGRESS**
8. Development Permit 2026-03 Lot 8 Blk 4 Plan 3014FO, Shed, **IN PROGRESS - MPC**
9. Development Permit 2026-04 Lot 2 Blk 1 Plan 7910417, Shed, **IN PROGRESS**

Business Permits:

FACILITIES

SKATEPARK

PUMPHOUSE

GRANTS

CITIZEN COMPLAINTS/CONCERNS

- Dog attack (County resident) in Village; reported to Bylaw/PO and RCMP

May Public Works Report

Roads

- Pavement done for the utility repairs
Centre Street North & 1 Street South East
- Pavement on 1st Street SW
- Central Ave East back alley approach
- Manhole 1st Ave. North

Parks

- Hanging baskets & Flower Beds
- Weed spraying around buildings, Coulee trails and fence lines

Water/Wastewater

- Campground service line repair
- 2 water meters replaced (old)

Kneehill Regional Grant Writer Monthly Report For May 2026			
Grants Applied For			
Grant Name	Organization & Details	Hrs.	Grant Amount
CFEP Small	Trochu Library Board	15	17,387.00
Kneehill County Grant	Prairie Christian Academy	3	\$ 7,500.00
Kneehill County Grant	Silver Willow Senior Citizens Society	2	\$ 3,100.00
		20	\$ 27,987.00
Approved Grants			
Grant Name	Organization & Details		Grant Amount
Total			
Declined Grants			
Grant Name	Organization & Details		Grant Amount
Tasks Related to Grant Writing			
			Hrs. Worked
Regional Newsletter			2
Research as requested	PCA, Trochu Seniors, Bethel Church		7
Research and Editing	Cindy Fenton (Three Hills) - Amber Grant		1
Meetings & Phone Call Meetings	Bethel Church, PCA, Silver Willows, Trochu Seniors		3
Upcoming grants research			8
Total Hours			21
All Pending Grants			
Grant Name	Organization & Details		Grant Amount
Inclusive Spaces Program	Three Hills Early Childhood Society		32,482.36
CFEP Small	Trochu & District Hall Development Society		29,864.00
Canada Post Community Fund	Friends of the Three Hills School		5,000.00
AB Blue Cross Community Wellbeing	Trochu Arboretum		1,000.00
AB Blue Cross Community Wellbeing	Kneehill Area Wellness Centre		1,000.00
AB Blue Cross Community Wellbeing	Town of Trochu - Food Sustainability		1,000.00
Walmart Community Grant	Seniors Outreach		2,000.00
CFEP Small	Trochu Library Board		17,387.00
Kneehill County Grant	Prairie Christian Academy		7,500.00
Kneehill County Grant	Silver Willow Senior Citizens Society		3,100.00
Total Pending Grants			\$ 100,333.36
Other			
Networking/Community Engagement	Details		Hrs Worked
Kms Travelled	Location		

Linden Fire Department

April 2026 Report for Council

1. 6 Calls total (Village, County,)
 - a. 5 Outside Fire (County/2 in Mountain View)
 - b. 1 Alarms (County)
2. Normal Practices for the Month of May.
3. Maintenance – regular maintenance checks completed May 22.



May 14, 2026

Mayor and Council
Village of Linden
Linden, AB

Dear Mr./Ms./Mayor and Council,

Please find attached the quarterly Community Policing Report for the period of January 1st to March 31st, 2026. This report provides an overview of human resources, financial information, and crime statistics for the Airdrie Integrated Rural Detachment, and reflects the ongoing priorities identified by the community we serve.

In addition to the information contained in the attached report, I would also like to highlight a significant national development that will impact frontline policing operations in the coming months. The RCMP has recently awarded a contract for a new modernized general duty service pistol, marking an important step in enhancing public and officer safety, as well as operational effectiveness.

The selected model is the Glock 45 MOS 7 Duty Pistol. This modernized pistol will be issued as part of a comprehensive package, including a red dot sight (Aimpoint Acro P-2), a weapon-mounted light (Streamlight TLR-7X), three magazines, interchangeable grip components, a lanyard loop attachment, a Safariland duty holster, and a secure carrying case.

The rollout will occur in phases with priority given to frontline officers. Distribution across RCMP divisions will be based on operational needs, and full deployment is anticipated by summer 2028.

A transition of this scale requires comprehensive training to ensure safe and effective use. A training program has been developed and will begin rolling out to instructors this summer. A mandatory four-day training program for frontline officers is expected to follow in late summer and fall, concluding with annual firearms qualification. Training schedules are being developed to ensure there is no impact to frontline service delivery levels.



This modernization effort reflects the RCMP's ongoing commitment to ensuring officers have the appropriate tools and training to serve their communities safely and effectively. Investments in equipment such as this are essential to maintaining high standards of policing and adapting to evolving operational demands.

We remain committed to transparency and to keeping our municipal partners informed of significant developments that impact policing services in your community. Should you have any questions or wish to discuss this initiative further, please do not hesitate to reach out.

Sincerely,

Inspector Lauren Weare (M.O.M)
Officer in Charge
Airdrie/Beiseker Detachments



Village of Linden - Beiseker Detachment Crime Statistics (Actual) January to March: 2023 - 2026

All categories contain "Attempted" and/or "Completed"

April 8, 2026

CATEGORY	Trend	2023	2024	2025	2026	% Change 2023 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Offences Related to Death		0	0	0	0	N/A	N/A	0.0
Robbery		0	0	0	0	N/A	N/A	0.0
Sexual Assaults		0	1	0	1	N/A	N/A	0.2
Other Sexual Offences		0	0	1	0	N/A	-100%	0.1
Assault		1	2	1	3	200%	200%	0.5
Kidnapping/Hostage/Abduction		0	0	0	0	N/A	N/A	0.0
Extortion		0	0	0	0	N/A	N/A	0.0
Criminal Harassment		0	0	0	0	N/A	N/A	0.0
Uttering Threats		0	0	0	0	N/A	N/A	0.0
TOTAL PERSONS		1	3	2	4	300%	100%	0.8
Break & Enter		2	1	0	0	-100%	N/A	-0.7
Theft of Motor Vehicle		1	0	0	0	-100%	N/A	-0.3
Theft Over \$5,000		0	0	0	1	N/A	N/A	0.3
Theft Under \$5,000		3	2	1	0	-100%	-100%	-1.0
Possn Stn Goods		0	0	0	0	N/A	N/A	0.0
Fraud		0	1	2	2	N/A	0%	0.7
Arson		0	0	0	0	N/A	N/A	0.0
Mischief - Damage To Property		0	0	1	0	N/A	-100%	0.1
Mischief - Other		1	3	0	0	-100%	N/A	-0.6
TOTAL PROPERTY		7	7	4	3	-57%	-25%	-1.5
Offensive Weapons		0	0	0	0	N/A	N/A	0.0
Disturbing the peace		0	0	0	0	N/A	N/A	0.0
Fail to Comply & Breaches		0	3	1	0	N/A	-100%	-0.2
OTHER CRIMINAL CODE		0	1	3	2	N/A	-33%	0.8
TOTAL OTHER CRIMINAL CODE		0	4	4	2	N/A	-50%	0.6
TOTAL CRIMINAL CODE		8	14	10	9	13%	-10%	-0.1



Village of Linden - Beiseker Detachment Crime Statistics (Actual) January to March: 2023 - 2026

All categories contain "Attempted" and/or "Completed"

April 8, 2026

CATEGORY	Trend	2023	2024	2025	2026	% Change 2023 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Trafficking		0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Other		0	0	0	0	N/A	N/A	0.0
Total Drugs		0	0	0	0	N/A	N/A	0.0
Cannabis Enforcement		0	0	0	0	N/A	N/A	0.0
Federal - General		0	0	0	0	N/A	N/A	0.0
TOTAL FEDERAL		0	0	0	0	N/A	N/A	0.0
Liquor Act		0	0	0	0	N/A	N/A	0.0
Cannabis Act		0	0	0	0	N/A	N/A	0.0
Mental Health Act		1	3	3	0	-100%	-100%	-0.3
Other Provincial Stats		2	1	0	0	-100%	N/A	-0.7
Total Provincial Stats		3	4	3	0	-100%	-100%	-1.0
Municipal By-laws Traffic		0	0	0	0	N/A	N/A	0.0
Municipal By-laws		0	0	0	0	N/A	N/A	0.0
Total Municipal		0	0	0	0	N/A	N/A	0.0
Fatals		0	0	0	0	N/A	N/A	0.0
Injury MVC		0	1	0	0	N/A	N/A	-0.1
Property Damage MVC (Reportable)		1	1	1	0	-100%	-100%	-0.3
Property Damage MVC (Non Reportable)		0	0	1	0	N/A	-100%	0.1
TOTAL MVC		1	2	2	0	-100%	-100%	-0.3
Roadside Suspension - Alcohol (Prov)		0	0	0	0	N/A	N/A	0.0
Roadside Suspension - Drugs (Prov)		0	0	0	0	N/A	N/A	0.0
Total Provincial Traffic		1	1	4	0	-100%	-100%	0.0
Other Traffic		0	0	0	0	N/A	N/A	0.0
Criminal Code Traffic		0	0	0	0	N/A	N/A	0.0
Common Police Activities								
False Alarms		1	5	1	6	500%	500%	1.1
False/Abandoned 911 Call and 911 Act		0	0	0	0	N/A	N/A	0.0
Suspicious Person/Vehicle/Property		2	2	7	3	50%	-57%	0.8
Persons Reported Missing		0	0	0	0	N/A	N/A	0.0
Search Warrants		0	0	0	0	N/A	N/A	0.0

Alberta RCMP - Provincial Policing Report

Detachment Information

Detachment Name

Beiseker Provincial - Linden

Detachment Commander

Inspector Lauren Weare

Report Date	Fiscal Year	Quarter
May 14, 2026	2025-26	Q4 (January - March)

Community Priorities

Priority #1: Rural Crime - Crime Reduction

Updates and Comments:

Airdrie / Beiseker Integrated Rural, using Project AIROW, had been monitoring 10 subjects in the rural area. Checks on the subjects monitored by Project AIROW had shown them to be mostly compliant. During this period, some subjects have been removed and new ones added. There were 71 checks conducted during this reporting period and all but 3 were compliant. The subjects were breached in both instances for not abiding by their conditions.

The Crime Reduction Unit (CRU) resources were re-established in January following an earlier re-assignment to front line operations. In consultation with current crime trends, priorities have been identified involving residential and commercial property crimes, habitual and serious offenders/offender management and retail crime/organized crime. In the rural area during this quarter, the CRU has been engaged in several investigations involving prolific offenders, stolen property and vehicles (including large construction equipment) and assisting Calgary Police Services and neighboring RCMP detachments in stolen vehicle pursuits.

March 17 – 19, 2026, the Crime Reduction Unit and Airdrie Rural members participated in a planned Operation - a Retail Organized Crime Blitz at the Cross Irons Mills Mall in Rocky View County. This three-day project resulted in several subjects arrested, numerous theft and breach of conditions charges, and \$8000 worth of stolen merchandise was recovered. This project included the cooperation of members from the RCMP Community Response Unit from Edmonton and the Loss Prevention Officers from the numerous businesses located in the mall.





Priority #2: Rural Crime - Community Engagement

Updates and Comments:

The Airdrie/Beiseker Integrated Rural Unit is very engaged in each of the 5 communities and the two counties they police, with a Detachment member meeting with various schools regularly and delivering presentations such as bullying and school safety. Sgt. Ian PATEY has assigned specific rural members to each community school to conduct regular visits, patrols and presentations.

Priority #3: Rural Crime – Road Safety

Updates and Comments:

Members of the Airdrie / Beiseker Integrated Rural detachment area conduct regular patrols and enforce traffic laws as applicable. In this quarter there have been at least 175 traffic enforcement activities which include tickets and warnings.

Members of the Airdrie / Beiseker Integrated Rural detachment area conducted 20 impaired driving related investigations, with 9 of those investigations resulting in impaired sanctions and/or suspensions.

The Integrated Traffic Unit which operates in the Airdrie / Beiseker Integrated Rural detachment area conducted 5 impaired driving related investigations in this area, with 4 of those investigations resulting in impaired sanctions and/or suspensions.





Community Consultations

Consultation #1

Date	Meeting Type
January 10, 2026	Community Connection
Topics Discussed	
Linden Citizens on Patrol (COP)	
Notes/Comments:	
Sgt. PATEY and Cpl. BODO attended the Linden COP Bowling Party in Three Hills.	

Consultation #2

Date	Meeting Type
January 12, 2026	Meeting with Elected Officials
Topics Discussed	
Q3 Crime Stats	
Notes/Comments:	
Sgt. PATEY attended the Linden Council Meeting to discuss the Q3 Crime Stats.	

Consultation #3

Date	Meeting Type
February 16, 2026	Community Connection
Topics Discussed	
Media Release	
Notes/Comments:	
Media Release sent for distribution to their local social media platform of an information ALERT regarding increased occurrences of Paving Scams.	





Consultation #4

Date	Meeting Type
February 24, 2026	Community Connection
Topics Discussed	
Linden COP	
Notes/Comments:	
Sgt. PATEY and Cpl. BODO attended the Linden COP Annual General Meeting.	





Provincial Service Composition

Staffing Category	Established Positions	Working	Temporary Absences	Hard Vacancies
Regular Members	5	5	0	0
Detachment Support	2	2	0	0

Notes:

1. Data extracted on March 31, 2026 and is subject to change.
2. Temporary Absences are positions that are filled but vacant due to maternity/paternity leave, medical leave, etc. and are still included in the overall FTE count.
3. Hard Vacancies reflect positions that do not have an employee attached and need to be filled.

Comments:

Police Officers: Of the five established positions, there are no hard or soft vacancies.

Detachment Support: There are two established positions that are currently filled. There are no hard or soft vacancies.

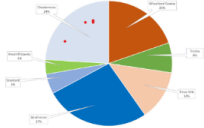


2026 MAY <small>SONIA ENS</small>	Village of Linden BOARDS AND COMMITTEES REPORT
Board/Committee	Key Messages
MAY 11- COW/COUNCIL	SEE MINUTES
MAY 25-BUDGET/COUNCIL	SEE MINUTES
MAY 9-GRAD	ATTENDED GRAD CEREMONY
MAY 13-FIRE HALL TOUR	MET WITH SHAWN AND CARSON FOR TOUR OF FIRE HALL AND EQUIPMENT. CHATTED WITH PARAMEDICS AND SAW THEIR LIVING QUARTERS.

Committee Report

Trish McConnell

May 2026

<p>CFWR May 7) Impact (since 89)</p>	<p>35,257 Jobs Created or Maintained</p> <p>\$39,821,044 in Loans</p> <p>51,097 Business Coaching Sessions</p> <p>102,602 Client Services Delivered</p> <p>\$54,708,765 Leveraged Funds into our Communities</p> <p>28,377 Business Training Participants</p>	<p>Loans by Region</p> 
	<ul style="list-style-type: none"> • Timber Ridge Youth Initiative continues (hands on student constr.- trades intro → practical work. • Scaled up lending project – Larger loans, release funds in stages, • National Volunteer Appreciation Week April 19-25, 2026 • CF PanWest Board Training Options • Linden Business Walk → June 11 – Listen, provide info & resources to business • AGM in Acme Community Centre June 18th, 	
<p>Loan Portfolio</p>	<p>21 loans appr. (\$1,552,000) \$3,014,900 in CFLIP (lending/invest Portfolio) - \$1,674,040.39 in Investment Acct.--> 11 loans paid out - \$831,000.</p>	
<p>CFWR May 23</p>	<p>Board Lending Training Character Lending, Responsible Stewardship, Rural Impact. Differences to banks (assets vs people/comm impact), governance vs. IRC role, Risk Tolerance in community capital model, evaluate loan summary report (5 C's), balance between impact and risk. Character → capacity → capital → conditions → collateral. Lending Philosophy Break out sessions: Review actual Loan (names changed) thru to “Approve” or Decline.</p>	

Linden Country Fair Meeting

May 28th, 2026, Following Regular Meeting

Angela Uittenboger, Kees Uittenboger, Andrew Tomlinson, Ojee Logan, John Van de Laak, Daniel Lauper, Richard Ens, Jamie Collins, Tim Brown, Linda Fetterly, Janine Fraser, Scarlett Fraser

Called to Order by Daniel Lauper @ 7:24 PM

1. Breakfast

All supplies but a few fresh ones bought.

2. Parade

Judging and ribbons organized. Set up Friday night @ 6, Kees picking up gift cards, Float build Tuesday @ 7, Traffic Control is taken care of.

3. Concession

Organized.

4. Bouncy Houses

Confirmed – need 14 kids to volunteer, Cathy Price to get.

5. Crafts Etc.

Janine will take care of crafts - \$200 budget. Ballon guy confirmed. \$300. Face Painters confirmed - \$150 each

6. Money Pit

\$100 in loonies and \$200 in toonies

7. Mechanical Bull

Organized, \$5/adult and Kids 6 and under free Jamie to make a sign

8. Lawn Mower Races

All organized, track work this weekend.

Adjourned @ 7:55 PM

Minutes May 28th, 2026

Minutes

**LINDEN & DISTRICT AGRICULTURAL SOCIETY
Regular Monthly Meeting
Thursday, May 26th, 2026 7:00 PM
Linden Care and Share**

PRESENT	Daniel Lauper	President
	Angela Uittenbogerd	Treasurer
	Jamie Collins	Secretary
	Ojee Logan	2nd Vice President
	Tim Brown	1st Vice President
	Linda Fetterly	
	Janine Fraser	
	Reg Wiebe	
	John Van de Laak	
	Kees Uittenbogerd	
	Andrew Tomlinson	
	Richard Ens	
ABSENT	Kelly Klassen	
GUEST	Scarlett Fraser	

Call to Order

The meeting was called to order at 7:00 PM by President Daniel Lauper.

1.0 Agenda

Motion to approve agenda with 3.4 Fall Fair added made by Director Linda Fetterly.

CARRIED

2.0 Confirmation of Minutes

Confirm the minutes from April 23rd, 2026

Motion to approve minutes made by 1st Vice President Tim Brown.

CARRIED

3.0 Business

3.1 Rink Project Updates

Doors arrived, 3 changed so far. Work continues, ¾ of the walls done, no major issues discovered, electric work done. Work Bee this Saturday.

Minutes May 28th, 2026

3.2 Volunteer Appreciation

Everything ready to go.

3.3 Scholarship/Donation Deadline

- Set for June 20th. John is away so Daniel will fill in on reviewing applications, will bring recommendations to June meeting.

3.4 Fall Fair

Discussed table pricing.

Motion to raise price to \$30 for inside tables with no power and \$40 for outside tables with power made by 1st Vice President Tim Brown.

CARRIED

4.0 Reports

4.1 Financial Reports

Presented by Angela.

Motion to approve the financial reports made by Director Richard Ens.

CARRIED

4.2 Committee Reports

Nothing for this Agenda Item.

5.0 Correspondence, Courses and Meetings

5.1 General Correspondence

Nothing for this Agenda Item.

5.2 Meetings

June 25, 2026
September 24, 2026
October 22, 2026
AGM - November 26, 2026

6.0 Closed Session

Nothing for a closed session

7.0 Adjournment

7:23 PM

Minutes May 28th, 2026

Committees

Christmas Light Up Dec 6th

Daniel Lauper
Tim Brown
Kelly Klassen
Ojee Logan

Family Day Feb 16th

Daniel Lauper
Tim Brown
Kelly Klassen
Ojee Logan

Volunteer Appreciation TBD

Linda Fetterly
Kees Uittenbogerd
John Van de Laak
Ojee Logan
Angela Uittenbogerd
Tim Brown

Sports Day June 7th

Daniel Lauper
Andrew Tomlinson
Reg Wiebe
John Van de Laak
Kees Uittenbogerd
Richard Ens
Angela Uittenbogerd
Linda Fetterly
Ojee Logan

School Kick Off TBD

Kees Uittenbogerd
Daniel Lauper
Ojee Logan

Minutes May 28th, 2026

Jamie Collins

Fall Fair Nov 7th

Kees Uittenbogerd
Angela Uittenbogerd
Daniel Lauper
John Van de Laak

Donations & Scholarship

Jamie Collins
John Van de Laak

Rink

Tim Brown
Daniel Lauper
Kelly Klassen
Richard Ens
Ojee Logan

Pathway

Tim Brown
Kelly Klassen
Daniel Lauper
John Van de Laak
Richard Ens
Ojee Logan

Roof Committee

Daniel Lauper
Jamie Collins

Rentals

Daniel Lauper
Tim Brown
Kelly Klassen
Ojee Logan
Angela Uittenbogerd

Casino

Tim Brown
Jamie Collins

Minutes May 28th, 2026

Angela Uittenbogerd

Bylaws

Jamie Collins

John Van de Laak

2025/2026 Budget

Volunteer Appreciation	\$1,500
Sports Day	\$7,500
Sports Day Breakfast	\$1,600
Fall Fair	\$600
Christmas Light Up	\$250
Donations	\$3,000
Scholarship	\$2,000
Rink	\$1,500
Pathway	\$2,500
Rentals	\$1,000
Casino	\$2,500
Family Day Event	\$1,000
School Kick Off	\$500
Care & Share Donation	\$1,000
Bingos	\$3000
Total	\$26,450

Daniel Lauper

Jamie Collins



Central Alberta Industry Connector Forum

OLDS COLLEGE (ALUMNI CENTRE)

12 JUNE 2026 | 08:00 AM | \$97 + fee

REGISTER VIA EVENTBRITE

Join us at this conference where leadership, business and capital connect.

www.cenralalbertafirst.ca



2026 Annual General Meeting



**ENTERTAINMENT BY
SEAN BRAUN**

**CATERED BY
SWISS KITCHEN LADY**

**5 PM - Walking Tour
of the new Acme School
and Sunterra Farmers Market**

THURS, JUNE 18

**6 PM - Dinner
7 PM - AGM Shareholders Meeting**

**ACME COMMUNITY CENTER
139 ALLISON ST, ACME**

Join us at Community Futures Wild Rose's Annual General Meeting of CFWR Shareholders. We warmly invite you and a guest to join us for dinner as we celebrate and reflect on the accomplishments CFWR has achieved over the past year. We look forward to spending this evening together.

RSVP by June 4th

Email: chantale@albertacf.com

May 28, 2026

TO:

Mayors/Reeves, CAOs & Councils of: Acme, Bassano, Beiseker, Carbon, Chestermere, Hussar, Irricana, Linden, Rockyford, Standard, Strathmore, Three Hills, Trochu, Kneehill County and Wheatland County

From:

Dennis Hazelton, Chair
Community Futures Wild Rose

Subject:

Official Notice of the Annual General Meeting of the Shareholders of Community Futures Wild Rose
The Annual General Meeting of the Shareholders of Community Futures Wild Rose will be held on
Thursday, June 18, 2026, at the Acme Community Centre, 139 Allison Street, Acme, Alberta.

The evening will include:

5:00 p.m. – Walking tour of the new Acme School and Sunterra Farmers Market

6:00 p.m. – Dinner

7:00 p.m. – Annual General Meeting of the Shareholders

This correspondence serves as official notice to our shareholder municipalities regarding the upcoming Annual General Meeting of Community Futures Wild Rose. As each municipality is a shareholder of the organization, we respectfully request that your Council appoint a voting representative to attend the Shareholders Meeting.

The voting representative may be your municipality's existing Community Futures Wild Rose Board Member, a member of Council, the Mayor/Reeve, the CAO, or a citizen-at-large appointed by Council. In addition to your appointed voting representative, we are pleased to extend an invitation to **all members of Council, the Mayor/Reeve, and the CAO** to attend the dinner and AGM. This year, we are intentionally inviting broader municipal participation because we believe it is important for all shareholder representatives to hear directly about the work Community Futures Wild Rose is doing across the region, the businesses being supported, and the impact being created in our communities.

Each attendee is welcome to bring a guest.

We invite you to attend and participate in the direction and activities of your organization.

Please RSVP by June 4, 2026, to chantale@albertacf.com.

Kindly indicate who will be attending, whether any guests will be joining, and whether there are any dietary restrictions for dinner.

Please ensure your Mayor/Reeve, CAO, and Council receive this information as soon as possible.

Sincerely,



Dennis Hazelton
Chair

Growing communities one idea at a time.



#101, 331 – 3 Avenue
(Box 2159)
Strathmore, AB T1P 1K2

T 403 934 8888

E wildroseinfo@albertacf.com
W wildrose.albertacf.com

NOTICE OF ANNUAL GENERAL MEETING OF SHAREHOLDERS

Notice is hereby given that the Annual General Meeting of the Shareholders of Community Futures Wild Rose will be held at: **Acme Community Centre, 139 Allison Street, Acme on June 18, 2026. Walking Tour will begin at 5pm, with Dinner served at 6pm followed by AGM of the Shareholders at 7pm** for the following purposes:

1. To approve Minutes from the previous AGM of Shareholders;
2. To vote on reports of the previous year's activities; and,
3. To transact such other items of business as may come before it.

A Special Shareholders meeting will be held in November, 2026 following Council portfolio assignments. Director appointments for the coming year will follow Council portfolio assignments usually completed late October or early November. This is more convenient for the Councils who assign various portfolios at that time of year. Note: All Shareholders are entitled to have one Director appointed for the year November to October.

MEETING AGENDAS and DRAFT FINANCIAL STATEMENTS will be forwarded prior to the AGM.

Growing communities one idea at a time.

RURAL AND REMOTE ALBERTA

2025 Alberta Provincial Estimations and Service Needs
Estimation: Provincial Results



DEFINITIONS: WHAT DOES HOMELESSNESS MEAN?



Unsheltered and Emergency Sheltered

Sidewalks, parks, vehicles,
public spaces.
Emergency, domestic
violence, or weather related
shelter stays.

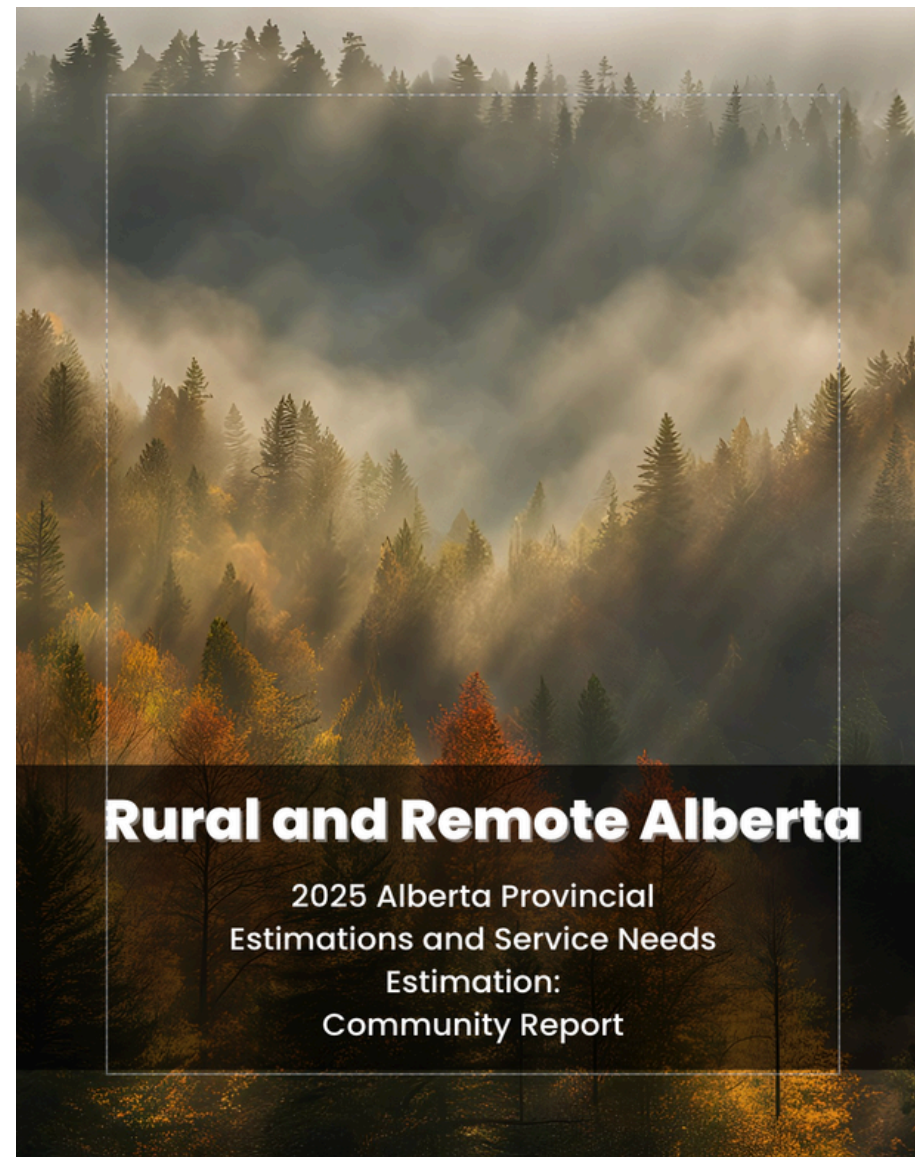
Provisionally Accommodated

Couchsurfing, transitional
housing, buildings unfit for
habitation, experiences of
violence.

At-Risk of Housing Insecurity

Precarious situations,
buildings that do not pass
health and safety
requirements, one rent
payment away from eviction.

INTRODUCTION



[Click here for full report](#)

This project was funded in part by the Catherine Donnelly Foundation and the Government of Canada's Reaching Home: Canada's Homelessness Strategy.

Canada 

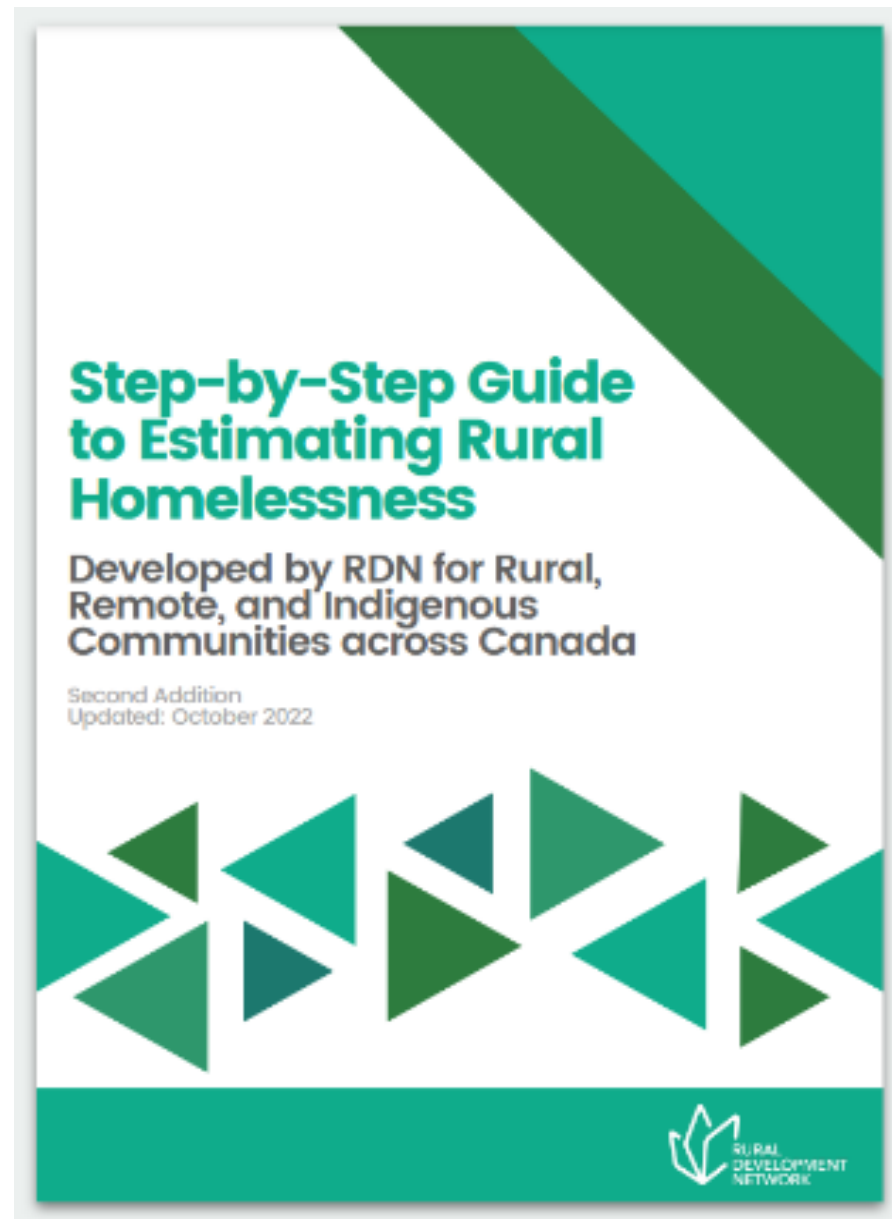
PARTICIPATING RURAL, REMOTE, AND INDIGENOUS COMMUNITIES

- Athabasca
- Barrhead
- The Bow Valley
- Camrose
- County of Grande Prairie and the towns of Beaverlodge, Sexsmith, and Wembley
- Drayton Valley
- Driftpile Cree Nation
- Frog Lake First Nation
- Hinton
- Kneehill County
- Lac La Biche
- Lloydminster
- Peace River
- Rocky Mountain House
- St. Albert and Sturgeon County
- Taber
- The Tri-Municipal Region
- Westlock
- Whitecourt



METHODOLOGY

METHODOLOGY



Developed for anyone in Canada!

Request your **free** copy at
ruraldevelopment.ca

Since its launch in 2017

- **50+** community estimations
- [Recipient of CMHC's Gold Roof Award](#) for knowledge to Action

METHODOLOGY

Q1. Anonymous Unique Identifier (ex. John Smith, born on 15th November 1964)

H	N
---	---

What are the last two letters of your FIRST name?

T	H
---	---

What are the last two letters of your LAST name?

1	5
---	---

What is the DAY you were born?

6	4
---	---

What are the last two numbers of the YEAR you were born?

We received **4,877** surveys during the enumeration period.

1,666 were excluded, largely due to missing consent and incomplete identifiers.

In total, **3,211** were determined to be suitable for further analysis.



RESULTS

OBJECTIVE HOUSING SITUATION

1,762 survey respondents were housing insecure.

1,394 dependents

2,154 additional adults

Based on survey results, there are at least **5,310 community members experiencing housing insecurity** across participating rural, remote, and Indigenous communities in Alberta.

REASONS FOR HOUSING INSECURITY

Top three reasons for housing insecurity:



**High housing
costs**



Health challenges



**Low vacancy
rates**

SURVEY POPULATION DEMOGRAPHICS

Gender	Indigenous Identity	Racial Identity	Time Spent in Care
<ul style="list-style-type: none"> • 74% female • 23% male • 0% trans-female • 0% trans-male • 1% gender non-conforming • 0% unsure • 1% preferred not to answer 	<p>19% of respondents self-identified as Indigenous:</p> <ul style="list-style-type: none"> • 49% First Nations • 42% Métis • 1% as Inuit • 10% Other <p>Indigenous Ancestry</p>	<ul style="list-style-type: none"> • 8% of respondents identify as racialized • 1% preferred to self-disclose their racial identity • 8% preferred not to answer 	<ul style="list-style-type: none"> • 9% of respondents stayed in a foster care, a youth group home, or under a youth/young adult agreement in the past

HOUSING INSECURE DEMOGRAPHICS TRENDS

- **90%** of 2SLGBTQIA+ respondents were housing insecure
- **88%** of Indigenous respondents were housing insecure.
- **89%** of racialized respondents were housing insecure.
- **84%** of respondents who lived in multi-generational households were housing insecure.
- **94%** of respondents who were born outside of Canada were housing insecure.
- **69%** of respondents who serve(d) in the Canadian Armed Forces, RCMP, and/or emergency services were housing insecure.

EXPLORING THE SPECTRUM OF HOMELESSNESS IN RURAL ALBERTA

Place on the Homelessness Spectrum	# of Incidents of Housing Insecurity
Unsheltered	362
Emergency Sheltered	183
Provisionally Accommodated	1,224
At Risk of Homelessness	2,128

LIVING SITUATION: MIGRATION PATTERNS

Reasons why housing insecure respondents **MOVED to their area:**

Family-related reasons

Employment-related reasons

For the lifestyle the community offers

Housing-related reasons

Access to services/supports

Reasons why housing insecure respondents **STAYED in the area:**

Family-related reasons

Connection to culture, community, and traditions

For the lifestyle the community offers

Employment-related reasons

Housing-related reasons

LIVING SITUATION: MISSING AMENITIES

Sufficient & affordable heating – 57%

Safe drinking water – 57%

Fire protection (smoke alarms, fire extinguishers) – 50%

Indoor plumbing/bathing facilities – 30%

Cooking facilities – 26%

Electricity – 25%

Refrigeration – 24%



LIVING SITUATION: EXPERIENCES OF VIOLENCE

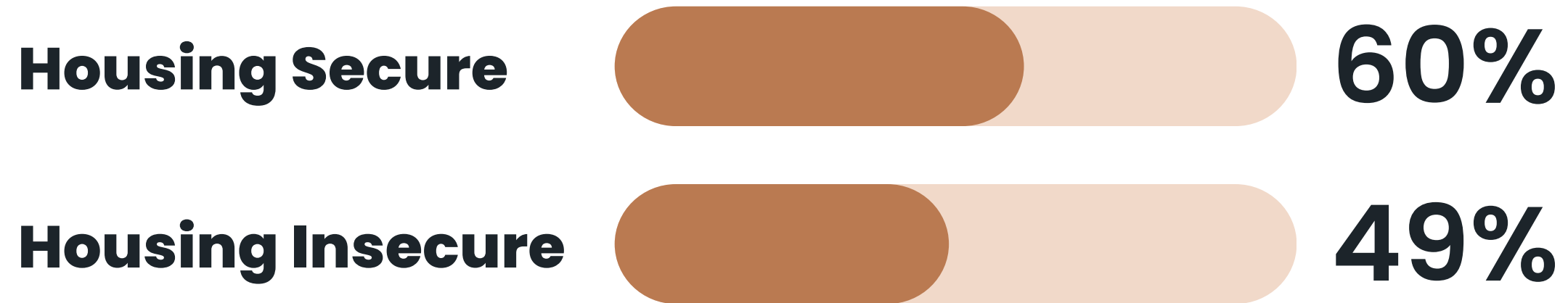


- **10% (177)** of housing insecure respondents indicated that they were experiencing violence, abuse, and/or unwanted sexual activity.
- **69%** identified as female and **26%** as men
- **57%** were between the ages of 25-44
- **42%** identified as Indigenous

27% of housing insecure respondents experiencing violence were employed in some capacity at the time of the survey while **64%** were unemployed and **5%** were retired.

EMPLOYMENT

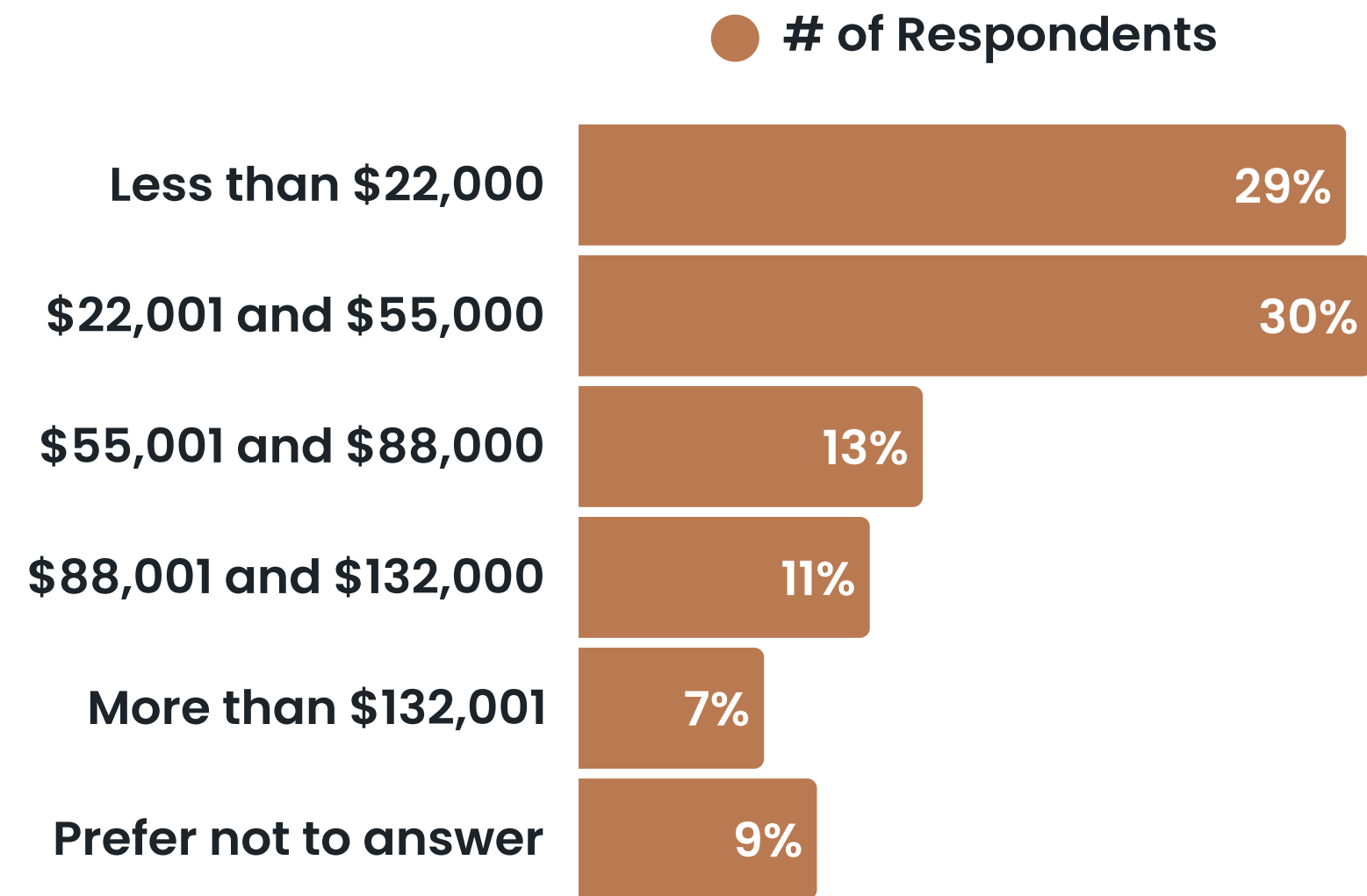
Employment Rates Among Respondents:



Did you know? People experiencing housing insecurity often spend most of their time and resources trying to improve their lives, which includes looking for work. But there are significant barriers when you are housing insecure. People who are unsheltered or emergency sheltered don't have a permanent address to provide prospective employers, don't have a place to shower, money to afford work-appropriate clothes, or access to a computer to apply for jobs (Calgary Homeless Foundation, 2024; Rural Development Network, 2023).

INCOME

Housing Insecure Respondents' Approximate Household Income in the Last 12 Months



13% of housing insecure respondents reported a household annual income of between \$55,001 and \$88,000, suggesting that respondents who reported moderate income levels were experiencing some levels of housing insecurity.

COMMUNITY SUPPORTS

Top services accessed **INSIDE** their community

Basic needs and supports

Health and wellness services

Financial services

Top services accessed **OUTSIDE** their community

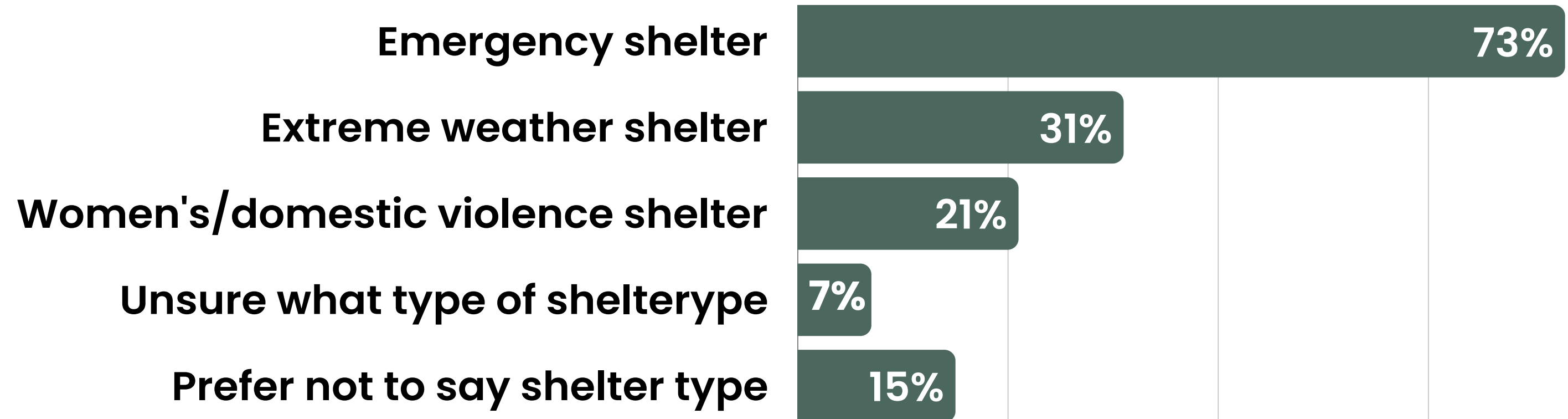
Health and wellness services

Legal services and supports

Financial services

42% of housing insecure respondents travelled between **one and two hours** to access services and supports outside of their home community.

EMERGENCY SHELTER USE



BARRIERS TO EMERGENCY SHELTER USE

Top three barriers to shelter access:



Shelter was full



No shelters in the area



No pets allowed



OPPORTUNITIES MOVING FORWARD

An infographic with three dark green rounded rectangular text boxes arranged vertically. Each box is connected to a brown location pin icon by a dashed brown line. The top box is connected to a pin on the right, the middle box to a pin on the left, and the bottom box to a pin on the right. The bottom of the page features a solid brown horizontal bar.

Foster community awareness and understanding of housing insecurity.

Increase awareness of, and access to, services.

Encourage sustainable housing growth in rural, remote, and Indigenous communities across Alberta.

- Mandatory orientation and training for municipal, provincial, and federal elected officials around key issues of housing insecurity.
- Promote a better understanding of housing insecurity among constituents.
- Recognize housing as a human right.



**Foster community awareness
and understanding of housing
insecurity.**

- Support rural, remote, and Indigenous communities to conduct service audits.
- Promote current programs and services.
- Promote existing seniors-specific programs and services and conduct Age-Friendly Assessments.
- Host training sessions for service providers focused on providing inclusive and culturally appropriate services.
- Explore opportunities to develop more regionalized approaches to service delivery.
- Invest additional dollars to support the implementation of coordinated access.

**Increase awareness of,
and access to, services.**



- Address the number of Albertans living without sufficient heating or access to safe drinking water.
- Support communities in collecting necessary housing data.
- Conduct an audit of emergency shelters.
- Develop resources intended to address concerns and misconceptions around housing development.
- Invest in the development of housing along the entire housing continuum.
- Review current legislation to better support the development of more creative and diverse housing options.
- Increase funding for rural and remote accessible and affordable housing projects.

Encourage sustainable housing growth in rural, remote, and Indigenous communities across Alberta.

FINAL CONCLUSIONS

- Housing insecurity **negatively** impacts individuals and communities.
- Housing is a **human right**.
- While addressing housing insecurity is a **shared responsibility**, it is more often successful with **strong municipal leadership**.
- Community members experiencing housing insecurity have the **right to be part of the solutions** to address housing insecurity.

THANK YOU

Questions?

Emma Wallace
emmaw@ruraldevelopment.ca



Kneehill County - Regional Approach	Region #5: Linden											
	3				4				7			
	Housing Secure		Housing Insecure		Total Respondents		Housing Secure		Housing Insecure		Total Respondents	
Section Name, Question, & Response Answer Breakdown	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.
	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%
Housing & Service Needs Estimation Survey Respondent Population Overview												
<i>Gender & Sexuality</i>												
How do you describe your gender identity?	Data Units	3	Data Units	3	Data Units	4	Data Units	4	Data Units	7	Data Units	7
Gender non-conforming (including non-binary, gender-queer & gender fluid)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Man	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Trans-man	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Trans-woman	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Woman	3	100%	3	100%	4	100%	4	100%	7	100%	7	100%
I am not sure	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer to self-disclose: _____	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
How do you describe your sexual orientation?	Data Units	3	Data Units	3	Data Units	4	Data Units	4	Data Units	7	Data Units	7
Asexual (someone who experiences little or no sexual feelings, attraction, or desire)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Bisexual/Pansexual (someone who is sexually and/or romantically attracted to both men and women or sexually and/or romantically attracted to people no matter their gender)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Lesbian/Gay	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Straight	3	100%	3	100%	4	100%	4	100%	7	100%	7	100%
Two-spirit	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
I am not sure	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer to self-disclose: _____	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<i>Age</i>												
How old are you?	Data Units	3	Data Units	3	Data Units	4	Data Units	4	Data Units	7	Data Units	7
0-14 years old	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
15-24 years old	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
25-44 years old	1	33%	1	33%	3	75%	3	75%	4	57%	4	57%
45-64 years old	2	67%	2	67%	1	25%	1	25%	3	43%	3	43%
65+ years old	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<i>Household Makeup</i>												
Thinking of your current household makeup, which of these statements apply? Choose all that apply.	Data Units	0	Data Units	0	Data Units	1	Data Units	1	Data Units	1	Data Units	1
I or someone in my household is pregnant	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I live in a multi-generational home	0	-	0	-	0	0%	0	0%	0	0%	0	0%
My household is a single-parent household	0	-	0	-	1	100%	1	100%	1	100%	1	100%
<i>Time Spent in Care</i>												
Have you ever been in foster care, a youth group home, or under a youth/young adult agreement?	Data Units	3	Data Units	3	Data Units	4	Data Units	4	Data Units	7	Data Units	7
Yes	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
No	3	100%	3	100%	4	100%	4	100%	7	100%	7	100%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<i>Immigration</i>												
How long have you lived in Canada (Turtle Island)?	Data Units	3	Data Units	3	Data Units	4	Data Units	4	Data Units	7	Data Units	7
I was born here	3	100%	3	100%	2	50%	2	50%	5	71%	5	71%
Less than a year	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
1-3 years	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
4-6 years	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
7-9 years	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
10+ years	0	0%	0	0%	2	50%	2	50%	2	29%	2	29%
<i>Race & Indigenous Identity</i>												
Do you identify as First Nations, Inuk, or Métis or have other Indigenous ancestry? Choose all that apply.	Data Units	3	Data Units	3	Data Units	4	Data Units	4	Data Units	7	Data Units	7
Yes, First Nations	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Yes, Inuk	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Yes, Métis	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Yes, other Indigenous ancestry	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
No	3	100%	3	100%	4	100%	4	100%	7	100%	7	100%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Sum of unique respondents who selected at least one Indigenous identity												
% breakdown of Indigenous Identity: (calculated without 'NO' and 'Prefer not to answer')	Data Units	0	Data Units	0	Data Units	0	Data Units	0	Data Units	0	Data Units	0
First Nations	0	-	0	-	0	-	0	-	0	-	0	-
Inuk	0	-	0	-	0	-	0	-	0	-	0	-
Métis	0	-	0	-	0	-	0	-	0	-	0	-
Other Indigenous Ancestry	0	-	0	-	0	-	0	-	0	-	0	-
Which racial group(s) do you most identify with? Choose all that apply.	Data Units	3	Data Units	3	Data Units	5	Data Units	4	Data Units	8	Data Units	7
Arab/West Asian/Middle Eastern (e.g. Egyptian, Yemeni, Indian, Pakistani, Sri Lankan, Indo-Fijian, Iranian, Afghan, Turkish)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
East Asian (e.g. Chinese, Korean, Japanese)	0	0%	0	0%	1	20%	1	25%	1	13%	1	14%
South-East Asian (e.g. Vietnamese, Filipino)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Black - African (e.g. Ghanaian, Ethiopian, Nigerian)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Black - Afro-Caribbean and Afro-Latin (e.g. Jamaican, Trinidadian, Afro-Brazilian)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Latin American (e.g. Brazilian, Mexican, Chilean, Cuban)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
White (e.g. European - English Italian, Ukrainian, French, or Euro-Latin)	3	100%	3	100%	4	80%	4	100%	7	88%	7	100%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer to self-disclose: _____	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Sum of unique # of racialized respondents. Limitation: Respondents may still identify as White as part their mixed racial identities												
Veteran Status	Data Units	0	Data Units	0	Data Units	1	Data Units	1	Data Units	1	Data Units	1
Have you ever served in the Canadian Armed Forces, Royal Canadian Mounted Police (RCMP), or Emergency Services? Choose all that apply.												
Canadian Armed Forces	0	-	0	-	0	0%	0	0%	0	0%	0	0%
RCMP	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Emergency Services (EMS, Police, Fire Dept.)	0	-	0	-	1	100%	1	100%	1	100%	1	100%

Kneehill County - Regional Approach	Region #5: Linden											
	3				4				7			
	Housing Secure		Housing Insecure		Housing Insecure		Total Respondents		Housing Secure		Housing Insecure	
Section Name, Question, & Response Answer Breakdown	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.
	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%
Unique % of respondents who reporting serving			0			1	25%				1	14%
Objective Housing Situation												
Do you consider your housing situation unstable or feel you could easily lose your housing?	Data Units	3			Data Units	4			Data Units	7		
Yes	0	0%			2	50%			2	29%		
No	3	100%			2	50%			5	71%		
I am not sure	0	0%			0	0%			0	0%		
How many dependents under 18 years old are staying with you?			Data Units	3			Data Units	4			Data Units	7
None			3	100%			2	50%			5	71%
1			0	0%			1	25%			1	14%
2			0	0%			0	0%			0	0%
3			0	0%			1	25%			1	14%
4			0	0%			0	0%			0	0%
5			0	0%			0	0%			0	0%
6			0	0%			0	0%			0	0%
More than 6			0	0%			0	0%			0	0%
Prefer not to answer			0	0%			0	0%			0	0%
How many adults are staying with you?			Data Units	3			Data Units	4			Data Units	7
None			0	0%			2	50%			2	29%
1			2	67%			2	50%			4	57%
2			0	0%			0	0%			0	0%
3			0	0%			0	0%			0	0%
4			1	33%			0	0%			1	14%
5			0	0%			0	0%			0	0%
6			0	0%			0	0%			0	0%
More than 6			0	0%			0	0%			0	0%
Prefer not to answer			0	0%			0	0%			0	0%
What types of adults are staying with you? Choose all that apply.	Data Units	4	Data Units	3	Data Units	3	Data Units	2	Data Units	7	Data Units	5
Partner/Spouse	3	75%	3	100%	2	67%	2	100%	5	71%	5	100%
Parents/Spouse's parents	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Adult children (18+)	1	25%	1	33%	1	33%	1	50%	2	29%	2	40%
Extended Family (Including partner/spouse's family)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Co-workers	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Roommates	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Which of the following situations affects your ability to be securely housed? Choose all that apply.	Data Units	0	Data Units	0	Data Units	6	Data Units	4	Data Units	6	Data Units	4
There are almost no vacancies/no rentals available in my community	0	-	0	-	3	50%	3	75%	3	50%	3	75%
My rent/mortgage is too high for my current income	0	-	0	-	2	33%	2	50%	2	33%	2	50%
I lost my job	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I am experiencing addiction/substance use issues	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I have an illness/medical condition	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I am experiencing mental health issues	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I have a mental or physical disability	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I am experiencing domestic/family violence or abuse	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I am experiencing family conflict/rejection	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I am experiencing conflict with my spouse/partner	0	-	0	-	1	17%	1	25%	1	17%	1	25%
I am experiencing conflict with my landlord or roommate	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I live in inadequate housing (my house needs major repairs - mould, leaks, etc.)	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I am experiencing racism/discrimination	0	-	0	-	0	0%	0	0%	0	0%	0	0%
I don't have transportation to access housing	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Other: _____	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Combined Calc: illness/medical condition, mental health issues, and mental/physical disability												
"Health Concern" - Housing Insecure							0	0%				
Combined Calc: domestic/family violence or abuse, family conflict/rejection, conflict with spouse/partner												
"Exp. of Violence" - Housing Insecure							1	25%				
Thinking about your living situation over the past twelve months, which of these statements apply to you? Choose all that apply.					Data Units	8	Data Units	4				
I slept in a tent or makeshift shelter					0	0%	0	0%				
I slept in a vehicle					0	0%	0	0%				
I slept in an emergency shelter					0	0%	0	0%				
I stayed at a women's/domestic violence shelter					0	0%	0	0%				
I slept in a hotel overnight because I had nowhere else to go					0	0%	0	0%				
I live(d) in accommodations provided by my employer					0	0%	0	0%				
I live(d) in a home that is owned/rented out by a First Nation or Métis Settlement					0	0%	0	0%				
I live in supported or transitional housing (e.g. Housing First)					0	0%	0	0%				
I stayed in an RV or trailer					0	0%	0	0%				
I stayed in a medical/detox facility					0	0%	0	0%				
I stayed in a jail/prison/remand centre					0	0%	0	0%				
I slept in a family's/friend's home because I had nowhere else to stay					0	0%	0	0%				
I stayed with someone I didn't know because I had no other place to go					0	0%	0	0%				
I stayed in a home where I experienced violence/abuse because I had no other place to go					0	0%	0	0%				
I endured unwanted sexual activity to have a place to stay					0	0%	0	0%				
I find it difficult to pay rent					2	25%	2	50%				
I spend more than 30% of my monthly income on housing (for example, if your monthly income is \$1000, your cost of housing is \$333 or more)					4	50%	4	100%				
There are not enough bedrooms for the number of people in the home I'm in					0	0%	0	0%				
I live in housing that needs major repairs (heating or plumbing problems, mould, leaky roof, etc.)					1	13%	1	25%				
I stayed in a home with unsafe conditions (e.g. exposed wiring, no railing or banisters, physical construction hazards, etc.)					1	13%	1	25%				
Living Situation												

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	Housing Secure		Housing Insecure		Housing Insecure		Total Respondents		Housing Secure		Housing Insecure	
Section Name, Question, & Response Answer Breakdown	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.
Location Question	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%
Kneehill County												
Three Hills												
Trochu												
Acme												
Linden												
Carbon												
Other: _____												
Migration												
How long have you lived in this community?	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
Always lived here	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Under a year	0	0%	0	0%	1	25%	1	25%	1	14%	1	14%
1-3 years	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3-5 years	0	0%	0	0%	1	25%	1	25%	1	14%	1	14%
5-8 years	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
More than 8 years	3	100%	3	100%	2	50%	2	50%	5	71%	5	71%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
If you were not born here, where did you move from when you came to this community?	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
Another community in Alberta	3	100%	3	100%	3	75%	3	75%	5	86%	5	86%
A First Nation community in Alberta	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
A Métis Settlement, Métis District, or Métis Community in Alberta	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
A First Nation community in another province or territory	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
A Métis Settlement, Métis District, or Métis Community in another province or territory	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
An Inuit Nunangat (Inuvialuit, Nunavik, Nunatsiavut, or Nunavut)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Another province or territory	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Another country	0	0%	0	0%	1	25%	1	25%	1	14%	1	14%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
What are the main reasons you came to this community? If you have always lived here, why have you chosen to stay in this community? Choose all that apply.	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
The connection to my culture, community, and traditions	0	0%	0	0%	1	17%	1	25%	1	11%	1	14%
Environmental displacement (flooding, wildfire, lack of clean drinking water, etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Fear for safety/fleeing from violence	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Employment-related reasons (look for work, work-related transfer, more work opportunities, etc.)	0	0%	0	0%	2	33%	2	50%	2	22%	2	29%
Education opportunities (to attend school, access better educational opportunities, etc.)	0	0%	0	0%	1	17%	1	25%	1	11%	1	14%
Access to emergency shelters	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Access to services/supports	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Housing-related reasons (to access affordable and appropriate housing, etc.)	1	33%	1	33%	1	17%	1	25%	2	22%	2	29%
Family-related reasons (to be closer to family, to follow family, etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
For the lifestyle the community offers	2	67%	2	67%	1	17%	1	25%	3	33%	3	43%
How many times have you moved in the past 12 months?	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
1 to 2 times	0	-	0	-	0	0%	0	0%	0	0%	0	0%
3 to 6 times	0	-	0	-	0	0%	0	0%	0	0%	0	0%
More than 6 times	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Housing Situation and Missing Amenities												
What is your housing accommodation type?	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
I own the house/unit I'm currently in	3	100%	3	100%	2	50%	2	50%	5	71%	5	71%
I rent the house/unit I'm currently in	0	0%	0	0%	0	0%	0	0%	2	29%	2	29%
Neither	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Which of the following do you NOT have in your current housing situation? Choose all that apply.												
Indoor plumbing/bathing facilities	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Sufficient and affordable heating	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Safe drinking water	1	100%	1	100%	1	100%	1	100%	1	14%	1	14%
Refrigeration	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Electricity	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Cooking facilities	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Fire protection (smoke alarms, fire extinguishers)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Education, Employment, and Income Sources												
What is the highest level of education you've completed?	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
Some grade school	0	0%	0	0%	1	25%	1	25%	1	14%	1	14%
Some high school	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
High school diploma or GED	0	0%	0	0%	1	25%	1	25%	1	14%	1	14%
Apprenticeship, trades certificate, or diploma	2	67%	2	67%	1	25%	1	25%	3	43%	3	43%
Some post-secondary (college, university)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Post-secondary degree (college, university)	1	33%	1	33%	1	25%	1	25%	2	29%	2	29%
I don't know	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Are you currently employed?	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
Yes	2	67%	2	67%	3	75%	3	75%	5	71%	5	71%
No	1	33%	1	33%	1	25%	1	25%	2	29%	2	29%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
I am retired: Standalone												
	0		0		0		0		0		0	
Retired - If employed (Single choice)	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
Full-time (more than 30 hours per week)	0	-	0	-	0	-	0	-	0	-	0	-
Part-time (less than 30 hours per week)	0	-	0	-	0	-	0	-	0	-	0	-
Casual	0	-	0	-	0	-	0	-	0	-	0	-
Contract	0	-	0	-	0	-	0	-	0	-	0	-
Seasonally	0	-	0	-	0	-	0	-	0	-	0	-
Self-employed	0	-	0	-	0	-	0	-	0	-	0	-
Prefer not to answer	0	-	0	-	0	-	0	-	0	-	0	-
Other: _____	0	-	0	-	0	-	0	-	0	-	0	-
If yes, is your position: (single choice) - Does not include "Retired"	Data Units		Data Units		Data Units		Data Units		Data Units		Data Units	
	2		2		3		3		5		5	

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	3				4				7			
	Housing Secure		Housing Insecure		Housing Insecure		Total Respondents		Housing Secure		Housing Insecure	
Section Name, Question, & Response Answer Breakdown	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.
	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%
Full-time (more than 30 hours per week)	2	100%	2	100%	1	33%	1	33%	3	60%	3	60%
Part-time (less than 30 hours per week)	0	0%	0	0%	1	33%	1	33%	1	20%	1	20%
Casual	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Contract	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Seasonally	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Self-employed	0	0%	1	33%	1	33%	1	33%	1	20%	1	20%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Other___	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Income												
What was your approximate household income in the last 12 months?		Data Units 3		Data Units 4		Data Units 7		Data Units 7		Data Units 7		Data Units 7
Less than \$22,000	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Between \$22,001 and \$55,000	0	0%	0	0%	2	50%	2	29%	2	29%	2	29%
Between \$55,001 and \$88,000	1	33%	1	33%	2	50%	2	43%	3	43%	3	43%
Between \$80,001 and \$132,000	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
More than \$132,001	2	67%	2	67%	0	0%	0	0%	2	29%	2	29%
Prefer not to answer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Community Supports												
Which support services do you access, and where do you most often access them?	Data Units 0	Data Units 0	Data Units 1	Data Units 1	Data Units 1	Data Units 1	Data Units 1	Data Units 1	Data Units 1	Data Units 1	Data Units 1	Data Units 1
INSIDE												
Basic needs (Food bank, clothing donations, public washrooms, etc.)	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Shelter (emergency shelter, domestic violence shelter, transitional housing, affordable housing, etc.)	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Financial (Rental assistance, non-market housing, financial life skills training/education, etc.)	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Crisis financial support (Eviction notices, utility shutoffs, damage deposits, etc.)	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Family/Parenting (Child care, parental resources, relationship issues, child developmental assessment tools/referrals etc.)	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Health and wellness (Addictions, mental health, physical health care, spiritual or cultural well-being, etc.)	0	-	0	-	1	100%	1	100%	1	100%	1	100%
Legal (Separation/divorce/custody, wills/estates, employment/labour standards, landlord/tenant issues, immigration issues, criminal/misdeemeanour, etc.)	0	-	0	-	0	0%	0	0%	0	0%	0	0%
Which support services do you access, and where do you most often access them?	Data Units 4	Data Units 3	Data Units 4	Data Units 2	Data Units 8	Data Units 5	Data Units 5	Data Units 5	Data Units 8	Data Units 5	Data Units 5	Data Units 5
OUTSIDE												
Basic needs (Food bank, clothing donations, public washrooms, etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Shelter (emergency shelter, domestic violence shelter, transitional housing, affordable housing, etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Financial (Rental assistance, non-market housing, financial life skills training/education, etc.)	0	0%	0	0%	1	25%	1	50%	1	13%	1	20%
Crisis financial support (Eviction notices, utility shutoffs, damage deposits, etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Family/Parenting (Child care, parental resources, relationship issues, child developmental assessment tools/referrals etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Health and wellness (Addictions, mental health, physical health care, spiritual or cultural well-being, etc.)	3	75%	3	100%	2	50%	2	100%	5	63%	5	100%
Legal (Separation/divorce/custody, wills/estates, employment/labour standards, landlord/tenant issues, immigration issues, criminal/misdeemeanour, etc.)	1	25%	1	33%	1	25%	1	50%	2	25%	2	40%
Of the services you have to access outside of your community, how far did you travel to get there?		Data Units 3		Data Units 4		Data Units 7		Data Units 7		Data Units 7		Data Units 7
30 minutes or less	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
30 minutes to an hour	3	100%	3	100%	4	100%	4	100%	7	100%	7	100%
1-2 hours	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
3-5 hours	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Other___	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Which form of transportation did you use to access those services? Choose all that apply.	Data Units 3	Data Units 3	Data Units 4	Data Units 4	Data Units 7	Data Units 7	Data Units 7	Data Units 7	Data Units 7	Data Units 7	Data Units 7	Data Units 7
Car or truck	3	100%	3	100%	4	100%	4	100%	7	100%	7	100%
E-bus (Red Arrow)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Public transportation (public bus, LRT, etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
A friend or family member took me	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
I took a taxi or ride-share service (Uber, Lyft, etc.)	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
A service agency or non-profit arranged a ride for me	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
I caught a ride with a stranger/I hitchhiked there	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Not listed: _____	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Shelter Use												
In the past 12 months, have you stayed in a shelter? Choose all that apply.			Data Units 0	Data Units 0								
Yes, an emergency shelter	0	-	0	-	0	-	0	-	0	-	0	-
Yes, an extreme weather space or shelter	0	-	0	-	0	-	0	-	0	-	0	-
Yes, a women's/domestic violence shelter	0	-	0	-	0	-	0	-	0	-	0	-
Yes, but I don't know what type of shelter it was	0	-	0	-	0	-	0	-	0	-	0	-
Prefer not to answer	0	-	0	-	0	-	0	-	0	-	0	-
## of Unique People who have stayed in shelter (does not include transitional housing)					0							
## of Unique People who have stayed in transitional housing (does not include other shelter types)												
I have stayed in transitional housing (supportive but temporary housing meant to be a step between emergency shelter and permanent housing)					0							
If you needed a shelter in the past year and could not access one, what barriers/challenges did you face? Choose all that apply.	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0	Data Units 0
The right kind of shelter wasn't available (for example, I needed a women's or family shelter where I could stay with my kid(s) and couldn't access one)	0	-	0	-	0	-	0	-	0	-	0	-
The shelter was full	0	-	0	-	0	-	0	-	0	-	0	-
I exceeded my stay at a shelter	0	-	0	-	0	-	0	-	0	-	0	-
No shelters in my area	0	-	0	-	0	-	0	-	0	-	0	-
I didn't meet the intake criteria to access the shelter	0	-	0	-	0	-	0	-	0	-	0	-
I didn't feel safe	0	-	0	-	0	-	0	-	0	-	0	-
The shelter was unclean	0	-	0	-	0	-	0	-	0	-	0	-

Kneehill County - Regional Approach	Region #5: Linden										
	3				4				7		
	Housing Secure		Housing Insecure		Housing Insecure		Total Respondents				
Section Name, Question, & Response Answer Breakdown	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	Total Distrib.	Unique Resp.	
	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	# of Resp.	%%%	
The shelter did not welcome me because of my gender identity	0	-	0	-	0	-	0	-	0	-	
Alcohol/substance use is not permitted on-site	0	-	0	-	0	-	0	-	0	-	
Lack of disability accommodations	0	-	0	-	0	-	0	-	0	-	
Lack of transportation	0	-	0	-	0	-	0	-	0	-	
No pets allowed	0	-	0	-	0	-	0	-	0	-	
The shelter was too far away from my family and/or friends	0	-	0	-	0	-	0	-	0	-	
Prefer not to answer	0	-	0	-	0	-	0	-	0	-	
Reason not listed: _____	0	-	0	-	0	-	0	-	0	-	
What Would You Like To See More of in Your Community?											
Does your community provide enough....											
Accessible, affordable housing	Data Units		3		Data Units		4		Data Units		7
Yes	0	0%			0	0%			0	0%	
No	3	100%			4	100%			7	100%	
I don't know	0	0%			0	0%			0	0%	
Access to food (grocery stores, markets, food banks, etc.)	Data Units		3		Data Units		4		Data Units		7
Yes	3	100%			4	100%			7	100%	
No	0	0%			0	0%			0	0%	
I don't know	0	0%			0	0%			0	0%	
Addictions and mental health supports (counseling, treatment, post-treatment support, etc.)	Data Units		3		Data Units		4		Data Units		7
Yes	1	33%			0	0%			1	14%	
No	2	67%			4	100%			6	86%	
I don't know	0	0%			0	0%			0	0%	
Employment services (resume writing, job searching, etc.)	Data Units		3		Data Units		4		Data Units		7
Yes	0	0%			1	25%			1	14%	
No	2	67%			3	75%			5	71%	
I don't know	1	33%			0	0%			1	14%	
Free/accessible recreation/social opportunities	Data Units		3		Data Units		4		Data Units		7
Yes	1	33%			2	50%			3	43%	
No	2	67%			1	25%			3	43%	
I don't know	0	0%			1	25%			1	14%	
Public transportation services	Data Units		3		Data Units		4		Data Units		7
Yes	0	0%			0	0%			0	0%	
No	3	100%			4	100%			7	100%	
I don't know	0	0%			0	0%			0	0%	
Social services (libraries, emergency services, outreach programs, etc.)	Data Units		3		Data Units		4		Data Units		7
Yes	2	67%			2	50%			4	57%	
No	1	33%			2	50%			3	43%	
I don't know	0	0%			0	0%			0	0%	